



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	6	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

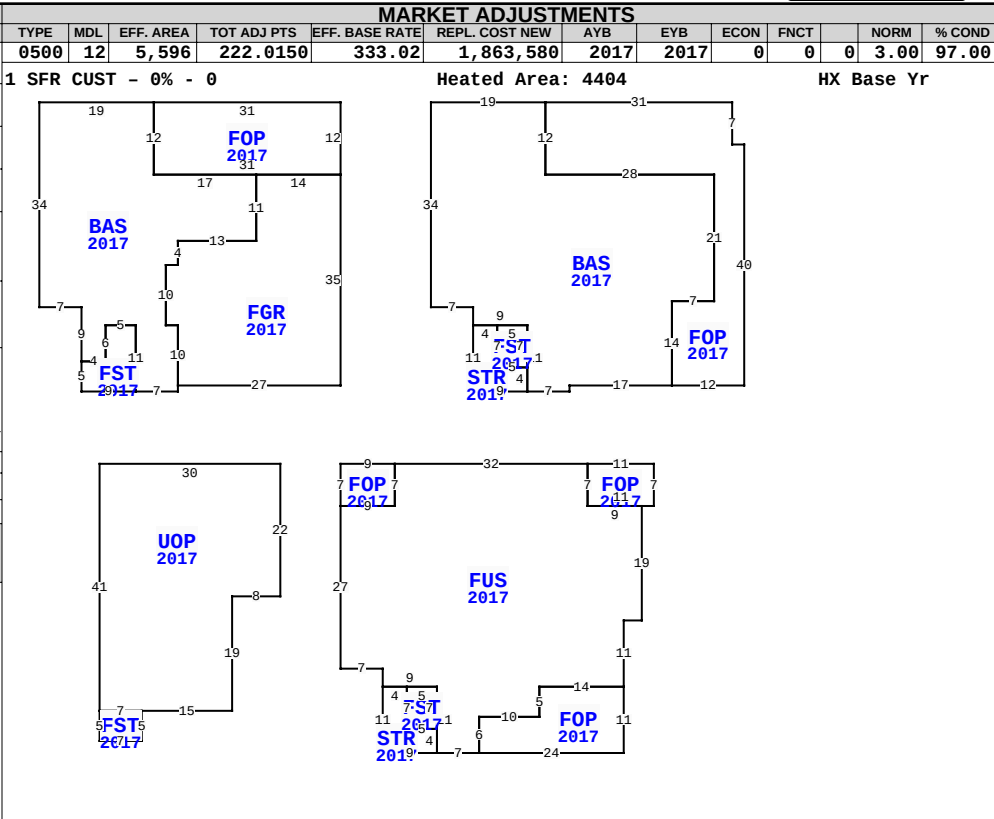
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,006	100	1,006	324,967
BAS	1,601	100	1,601	517,170
FGR	822	55	452	146,009
FOP	63	30	19	6,137
FOP	77	30	23	7,429
FOP	214	30	64	20,674
FOP	372	30	112	36,179
FOP	655	30	196	63,314
FST	35	55	19	6,137
FST	35	55	19	6,137

TOTALS	7,993		5,596	1,807,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	1,621.00	SF	10.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00



1208 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,621.00	SF	10.00	10.00	100	2017	2017	3	97	15,724	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

TOTAL OB/XF													17,684		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500.00				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		1,807,673			
TOTAL MARKET OB/XF VALUE		17,684			
TOTAL LAND VALUE - MARKET		1,237,500			
TOTAL MARKET VALUE		3,062,857			
SOH/AGL Deduction		91,732			
ASSESSED VALUE		2,971,125			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		2,971,125			
TOTAL JUST VALUE		3,062,857			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		2,868,831			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151759	NEW CONSTR	0	07/29/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2511/0743	10/29/2021	QC	U	I	11
GRANTOR: PASCALLE SARA					
GRANTEE: PASCALLE SETH					
2225/1298	8/31/2018	FJ	U	I	11
GRANTOR: CLERK OF COURT					
GRANTEE: PASCALLE SETH & SARA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W31 BAS=[YR=2017] W19 S34 E7 S9 FST=[YR=2017] S5 E9 N11 W5 S6 W4\$ E4 N6 E5 S11 E7 N1 FGR=[YR=2017] E27 N35 W14 S11 W13 S4 W2 S10 E2 S10\$ N10 W2 N10 E2 N4 E13 N11 W17 N12\$ S12 E31 N12\$ PTR=E15 BAS=[YR=2017] E19 FOP=[YR=2017] E31 S7 E2 S40 W12 N14 E7 N21 W28 N12\$ S12 E28 S21 W7 S14 W17 S1 W7 STR=[YR=2017] W9 N11 E4 FST=[YR=2017] E5 S7 W5 N7\$ S7 E5 S4\$ N11 W9 N3 W7 N34\$ W15\$ PTR=S60 FOP=[YR=2017] E9 FUS=[YR=2017] E32 FOP=[YR=2017] E11 S7 W11 N7\$ S7 E9 S19 W3 S11 FOP=[YR=2017] S11 W24 N6 E10 N5 E14\$ W14 S5 W10 S6 W7 STR=[YR=2017] W9 N11 E4 FST=[YR=2017] E5 S7 W5 N7\$ S7 E5 S4\$ N11 W9 N3 W27 E9 N7\$ S7 W9 N7\$ N60\$ PTR=S60 W40 UOP=[YR=2017] E30 S22 W8 S19 W15 FST=[YR=2017] S5 W7 N5 E7\$									