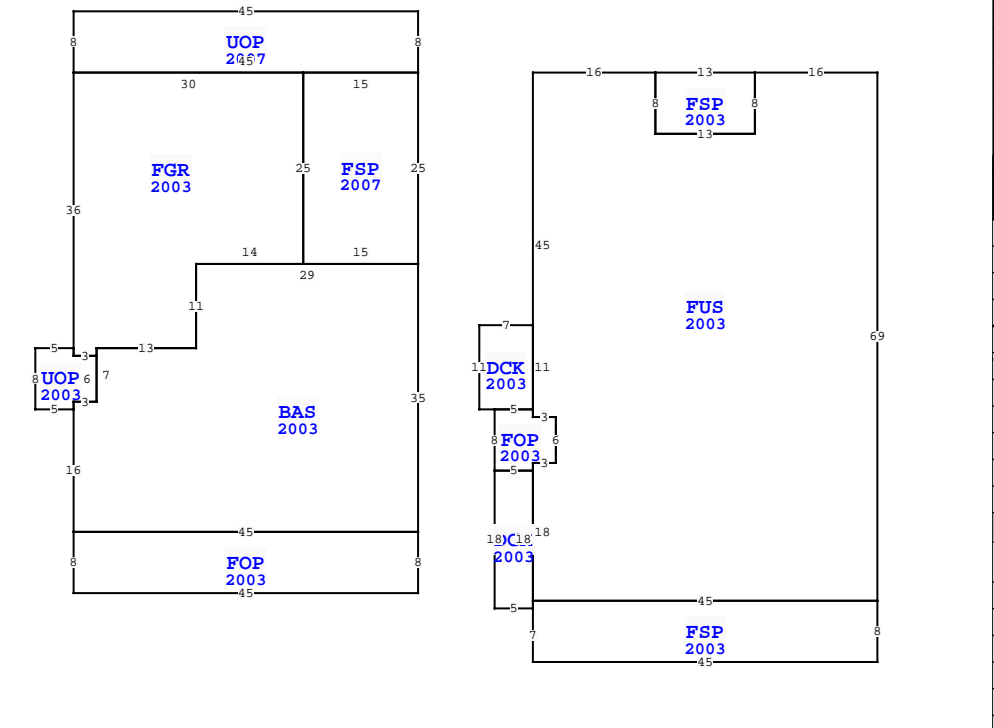


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	5,434	114.2138	171.32	930,953	2003	2003	0	0	0	9.75	90.25

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		840,185	
TOTAL MARKET OB/XF VALUE		52,301	
TOTAL LAND VALUE - MARKET		469,604	
TOTAL MARKET VALUE		1,362,090	
SOH/AGL Deduction		581,599	
ASSESSED VALUE		780,491	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		730,491	
TOTAL JUST VALUE		1,362,090	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,295,314	



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1059.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	213,061
DCK	77	10	8	1,237
DCK	90	10	9	1,392
FGR	929	55	511	79,009
FOP	58	30	17	2,628
FOP	360	30	108	16,699
FSP	104	40	42	6,493
FSP	360	40	144	22,265
FSP	375	40	150	23,192
FUS	2,983	100	2,983	461,221
TOTALS	7,132		5,434	840,185

\*\* This building has 12 Sub-Areas  
3827 S FLETCHER AVE, FERNANDINA BEACH  
BLD DATE: 03/20/2024 LGL DATE: MLU  
XF DATE: INC DATE: AG DATE:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060151	REMODEL	1,000	01/20/2006
20053148	SWIM POOL	40,000	12/09/2005
B022001	NEW CONSTR	300,000	12/02/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0231	2/21/2002	WD	U	V	07	100

GRANTOR: METTS DIANA H & JAMES  
GRANTEE: POLLOCK DONALD & MA  
1028/1355 1/03/2002 WD U V 21 231,700  
GRANTOR: METTS DIANA HOLLE & J  
GRANTEE: POLLOCK DONALD & MA

EXTRA FEATURES																
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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2003	2003	3	87	1,740
2	0825	BRICK	0	100	0	0		2,353.00	SF 12.50	12.50	100	2003	2003	3	95	27,942
3	0810	CONCRETE A	0	100	0	0		112.00	SF 6.50	6.50	100	2003	2003	3	83	604
4	0410	ELEVATOR	0	100	0	0		1.00	UT 10,000.00	10,000.00	100	2003	2003	3	100	10,000
5	0855	CONC PAVER	0	100	0	0		230.00	SF 10.00	10.00	100	2007	2007	3	88	2,024
6	0861	POOL GUNIT	0	100	0	0		223.00	SF 85.00	85.00	100	2007	2007	3	48	9,098
7	0479	VF PICKET	0	100	0	0		124.00	LF 10.00	10.00	100	2007	2007	3	72	893

BUILDING NOTES	
UOP=[YR=2007] N8 W45 S8 E45\$ FSP=[YR=2007] W15 FGR=[YR=2003] W30 S36 UOP=[YR=2003] W5 S8 E5 BAS=[YR=2003] S16 FOP=[YR=2003] S8 E45 N8 W45 \$ E45 N35 W29 S11 W13 S7 W3 S1 \$ N1 E3 N6 W3 N1 \$ S1 E3 N1 E13 N11 E14 N25 \$ S25 E15 N25 \$ PTR= E15 FUS=[YR=2003] E16 FSP=[YR=2003] S8 E13 N8 W13 \$ S8 E13 N8 E16 S69 FSP=[YR=2003] S8 W45 N7 DCK=[YR=2003] W5 N18 FOP=[YR=2003] N8 DCK=[YR=2003] W2 N11 E7 S11 W5 \$ E5 S1 E3 S6 W3 S1 W5 \$ E5 S18 \$ N1 E45 \$ W45 N18 E3 N6 W3 N45 \$ W15 \$	

LAND DESCRIPTION		TOTAL OB/XF													52,301									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	75.00	125.00	75.00	FF	1	1.09	1.00	1.01	6,200.00	6,261.38	469,604							