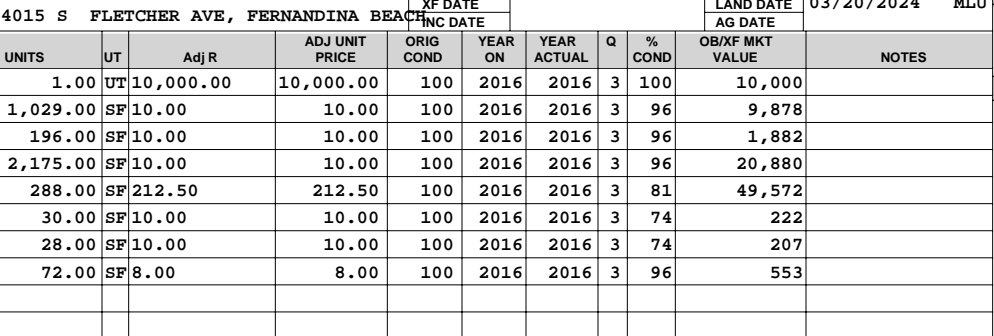


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	5,320	220.0675	330.10	1,756,132	2016	2020	0	0	0	1.50	98.50

1 SFR CUST - 0% - 2023 Heated Area: 4176 HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,729,790
TOTAL MARKET OB/XF VALUE			93,194
TOTAL LAND VALUE - MARKET			506,850
TOTAL MARKET VALUE			2,329,834
SOH/AGL Deduction			0
ASSESSED VALUE			2,329,834
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,329,834
TOTAL JUST VALUE			2,329,834
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,221,217

Quality	06 Quality Level 06			
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	1,234	100	1,234	401,233
FGR	972	55	535	173,955
FOP	64	30	19	6,178
FOP	246	30	74	24,061
FOP	464	30	139	45,196
FOP	687	30	206	66,981
FUS	1,223	100	1,223	397,656
FUS	1,719	100	1,719	558,930
PTO	10	5	0	0
UOP	857	20	171	55,600
TOTALS	7,476		5,320	1,729,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160097	CO ISSUED	0	11/14/2016
20160462	SWIM POOL	30,000	02/22/2016
20160097	NEW CONSTR	541,345	01/15/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2562/0230	5/10/2022	WD	Q	I	01	2,847,000
GRANTOR: BARTH BRIAN & CARRIE						
GRANTEE: 4JJJJ FERNANDINA LL						
1965/0265	2/27/2015	SW	U	V	18	235,000
GRANTOR: CITY OF FERNANDINA BE						
GRANTEE: BARTH BRIAN & CARRI						

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	0410	ELEVATOR	0	0	0	1.00	UT	10,000.00	10,000.00	100	2016	2016	3	100	10,000	
2	0855	CONC PAVER	0	0	0	1,029.00	SF	10.00	10.00	100	2016	2016	3	96	9,878	
3	0855	CONC PAVER	0	0	0	196.00	SF	10.00	10.00	100	2016	2016	3	96	1,882	
4	0855	CONC PAVER	0	0	0	2,175.00	SF	10.00	10.00	100	2016	2016	3	96	20,880	
5	0861	POOL GUNIT	0	0	12	288.00	SF	212.50	212.50	100	2016	2016	3	81	49,572	
6	1242	WD DECK A	0	0	3	30.00	SF	10.00	10.00	100	2016	2016	3	74	222	
7	1242	WD DECK A	0	0	4	28.00	SF	10.00	10.00	100	2016	2016	3	74	207	
8	1126	CB/STC 8"	0	0	0	72.00	SF	8.00	8.00	100	2016	2016	3	96	553	

TOTAL OB/XF													93,194
4015 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE		LGL DATE		03/20/2024		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES												
BUILDING DIMENSIONS												

FGR=[YR=2016] W27 S36 FOP=[YR=2016] W21 PTO=[YR=2016] N2W5S2 UOP=[YR=2016] W25S10 E12S24W12S10E25N35E5N9W5\$ E5\$ S9 W5 S35 E5 BAS=[YR=2016] E36N18 FOP=[YR=2016] E5 S21 E7 N21 W3 N11 W9 S11\$ N11 E9 N6 E3 N9 W18 S9 W19 S22 W11 S13\$ N13 E11 N22 E19 N9 W9\$ E27 N36\$ PTR=E15 FOP=[YR=2016] E8 FUS=[YR=2016] E37 S15 W9 S17 FOP=[YR=2016] S14 W16 N2 W20 N12 E36\$ W36 N24 E8 N8\$ S8 W8 N8\$ W15\$ PTR=E15 S60 FUS=[YR=2016] E45 S15 W9 S29 W36 N44\$ W15 N60\$.

LAND DESCRIPTION													TOTAL OB/XF													93,194
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		R-1	75.00	125.00	75.00	FF	1	1.09	1.00	1.09	6,200.00	6,758.00	506,850									