IN OR 1523/1143

BULLARD WILLIAM D & KAY K
4065 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

10-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

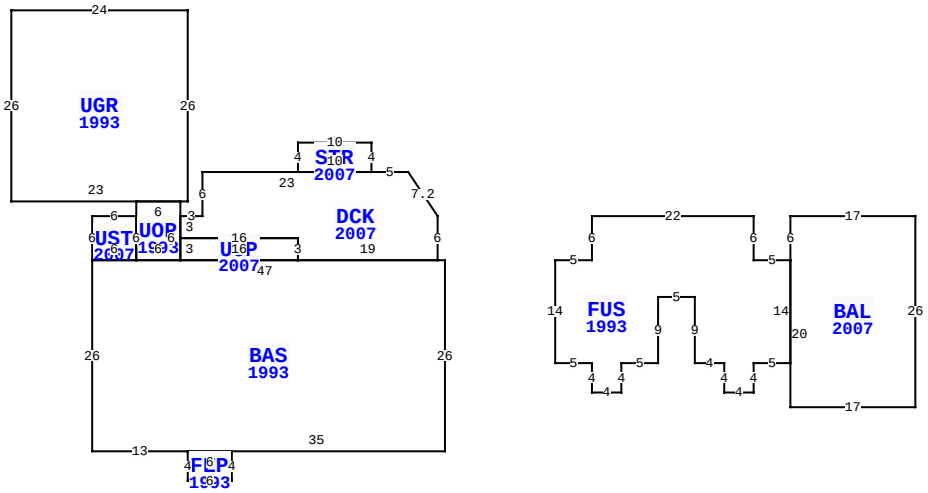
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
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
BAL	442	15	66	10,354
BAS	1,248	100	1,248	195,773
DCK	342	10	34	5,333
FEP	24	80	19	2,981
FUS	567	100	567	88,945
STR	40	10	4	627
UGR	624	45	281	44,080
UOP	48	20	10	1,569
UOP	48	20	10	1,569
UST	36	45	16	2,510
TOTALS	3,419		2,255	353,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,255	114.7335	172.10	388,086	1955	2005	0	0	0	8.85	91.15

1 SFR CUST – 100% - 2017 Heated Area: 1815 HX Base Yr 2017



4065 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	01/30/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,740
TOTAL MARKET OB/XF VALUE		18,643
TOTAL LAND VALUE - MARKET		469,604
TOTAL MARKET VALUE		841,987
SOH/AGL Deduction		464,502
ASSESSED VALUE		377,485
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,485
TOTAL JUST VALUE		841,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		796,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122550	ROOF	7,300	12/20/2012
B9710564	XFOB	2,000	06/25/1997
B9710278	REPAIR/RRF	4,980	01/30/1997
B9710260	XFOB	4,096	01/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1143	9/06/2007	WD	Q	I		842,500
GRANTOR: LINS HENRY A & MOLLY						
GRANTEE: BULLARD WILLIAM D &						
1232/1499	5/24/2004	WD	Q	I		500,000
GRANTOR: GREEN ROBERT J & DONN						
GRANTEE: LINS HENRY A & MOLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2007] N6 U6 L4 W5 STR=[YR=2007] N4 W10 S4 E10$ W23 S6 W3 UOP=[YR=1993] N2 UGR=[YR=1993] E1 N26 W24 S26 E23 $ W6 S2 UST=[YR=2007] W6 S6 E6 N6$ S6 E6 UOP=[YR=2007] E16 N3 W16 S3$ N6 $ S3 E16 S3 E19$ W47 S26 E13 FEP=[YR=1993] S4 E6 N4 W6 $ E35 N26 $ PTR=E15 FUS=[YR=1993] E5 N6 E22 S6 E5 BAL=[YR=2007] N6 E17 S26 W17 N20$ S14 W5 S4 W4 N4 W4 N9 W5 S9 W5 S4 W4 N4 W5 N14$ W15$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
2	0803	ASPHALT C	0	100	0	0	3,184.00	SF	2.00	2.00	100	1997	1997	3	50	3,184	
3	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50	6.50	100	1980	1980	3	32.5	488	
4	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	1997	1997	3	73	100	
5	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	1999	1999	3	23	7,429	
6	0845	KOOL DECK	0	100	0	0	736.00	SF	7.25	7.25	100	1999	1999	3	77	4,109	
7	0462	ST/AL FNC	0	100	227	0	908.00	SF	10.00	10.00	100	2001	2001	3	29	2,633	

LAND DESCRIPTION

TOTAL OB/XF 18,643

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 12/16/2019 BY TWA Total Acres: 0.00 Total Land Value: 469,604 Market: 0 Agricultural: 0 Common: 469,604 PRINTED 08/06/2024 BY SYS