IN OR 1698/1991 & OR 1972/1697
& OR 1972/1700

HESS PATRICIA/HURLEY ROBERT W III L/E
4067 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

10-2N-28-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

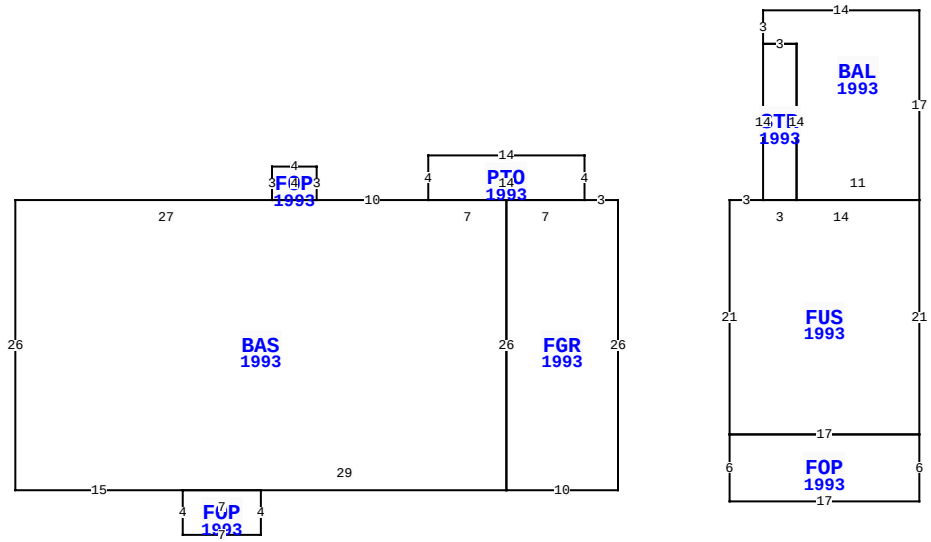
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	196	15	29	2,682
BAS	1,144	100	1,144	105,784
FGR	260	55	143	13,223
FOP	12	30	4	370
FOP	28	30	8	740
FOP	102	30	31	2,867
FUS	357	100	357	33,011
PTO	56	5	3	278
STR	42	10	4	370
TOTALS	2,197		1,723	159,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,723	103.0000	154.50	266,204	1944	1944	0	0	0	40.15	59.85

1 SFR CUST – 25% - 2017 Heated Area: 1501 HX Base Yr 2017



4067 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		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		159,323
TOTAL MARKET OB/XF VALUE		2,953
TOTAL LAND VALUE - MARKET		469,604
TOTAL MARKET VALUE		631,880
SOH/AGL Deduction		5,647
ASSESSED VALUE		626,233
TOTAL EXEMPTION VALUE	HA HAB SX	100,000
BASE TAXABLE VALUE		526,233
TOTAL JUST VALUE		631,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102185	REMODEL	1,097	12/27/2010
20101742	REMODEL	7,560	10/08/2010
20090570	REPAIR/RRF	2,100	05/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/1463	5/21/2021	QC	U	I	11	100
GRANTOR: HURLEY ROBERT W III						
GRANTEE: HURLEY ROBERT W III						
1972/1697	4/06/2015	QC	U	I	11	100
GRANTOR: HURLEY MARY KATHERINE						
GRANTEE: HURLEY ROBERT W III						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W3 PTO=[YR=1993] N4 W14 S4 BAS=[YR=1993] W10 FOP=[YR=1993] N3 W4 S3 E4$ W27 S26 E15 FOP=[YR=1993] S4 E7 N4 W7$ E29 N26 W7$ E14$ W7 S26 E10 N26$ PTR= E10 FUS=[YR=1993] E3 STR=[YR=1993] N14 BAL=[YR=1993] N3 E14 S17 W11 N14 W3$ E3 S14 W3$ E14 S21 FOP=[YR=1993] S6 W17 N6 E17$ W17 N21 $ W10$.

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	25	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
2	0811	CONCRETE B	0	25	0	0	582.00	SF	5.20	5.20	100	1982	1982	3	38	1,150	

LAND DESCRIPTION

TOTAL OB/XF 2,953

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	25		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 11/21/2022 BY DJX Total Acres: 0.00 Total Land Value: 469,604 Market: 0 Agricultural: 0 Common: 469,604 PRINTED 08/06/2024 BY SYS