



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	247	100	247	22,736
BAS	896	100	896	82,473
FOP	28	30	8	736
FST	100	55	55	5,063
FUS	572	100	572	52,651
UGR	259	45	117	10,770
UOP	216	20	43	3,958
TOTALS	2,318		1,938	178,386

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	400.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	0	0	0	530.00	SF	5.20	5.20	
4	1242	WD DECK A	0	0	0	0	172.00	SF	10.00	10.00	
5	0811	CONCRETE B	0	0	0	0	609.00	SF	5.20	5.20	
6	1242	WD DECK A	0	0	0	0	264.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0		R-1	75.00	125.00	75.00	FF 1	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,938	101.9200	127.40	246,901	1950	1970	0	0	0	27.75	72.25	
1 SNGL FAM - 0% - 0 Heated Area: 1715 HX Base Yr													
4097 S FLETCHER AVE, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		178,386	
TOTAL MARKET OB/XF VALUE		7,242	
TOTAL LAND VALUE - MARKET		469,604	
TOTAL MARKET VALUE		655,232	
SOH/AGL Deduction		25,846	
ASSESSED VALUE		629,386	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		629,386	
TOTAL JUST VALUE		655,232	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		618,158	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060635	REMODEL	310	03/30/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1427/1765	7/13/2006	PR U	I	I	01	100	
GRANTOR: WALDROP JOSEPH D P/R							
GRANTEE: ADAMS LAURA W ETAL							
0655/0032	4/16/1992	WD U	I	I	07	100	
GRANTOR: CARROLL MATTHEW							
GRANTEE: WALDROP CHARLES & M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W22 FOP=[YR=1993] N7 UGR=[YR=1993] N22 W13 BAS=[YR=1993] W13 S19 UOP=[YR=1993] S18 E12 N8 FST=[YR=1993] E10 N10 W10 S10\$ N10 W12\$ E13 N19\$ S19 E9 S3 E4\$ W4 S7 E4\$ W14 S8W2 S16 E38 N24\$ PTR= E15 FUS=[YR=1993] E26 S22 W26 N22\$ W15\$.											