PT OR 561/948 &
PT OR 1178/1258 &
PT OR 1186/806

SMITH PETER W & BARBARA R
PO BOX 15205
FERNANDINA BEACH, FL 32035-3104

2024

10-2N-28-0000-0008-0000

NASSAU COUNTY PROPERTY

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 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

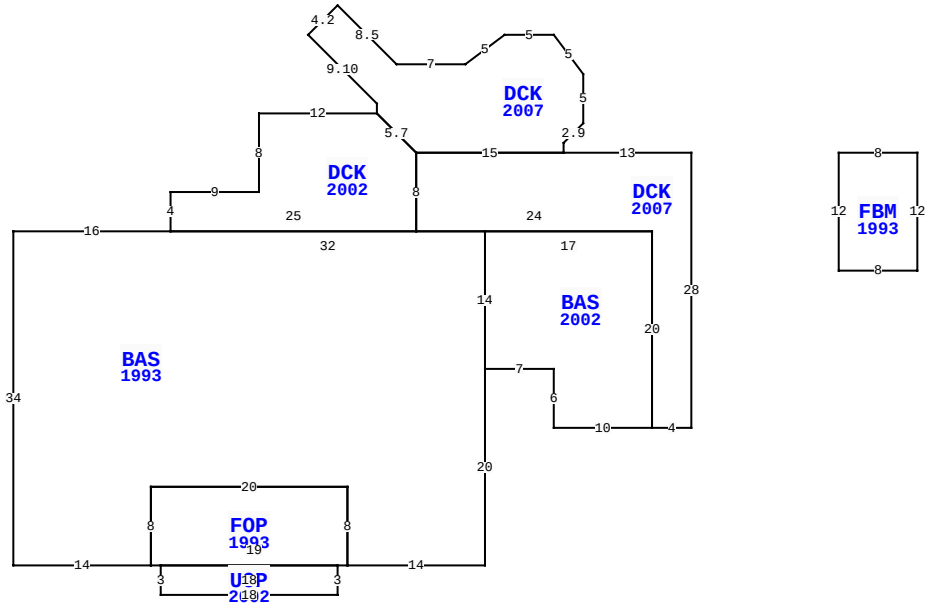
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1,472	199,809
BAS	298	100	298	40,451
DCK	220	10	22	2,986
DCK	236	10	24	3,258
DCK	304	10	30	4,072
FBM	96	80	77	10,452
FOP	160	30	48	6,516
UOP	54	20	11	1,493
TOTALS	2,840		1,982	269,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,982	111.7200	167.58	332,144	1945	1985	0	0	0	19.00	81.00

1 SFR CUST – 0% - 0 Heated Area: 1847 HX Base Yr



4135 S FLETCHER AV, 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	269,037
TOTAL MARKET OB/XF VALUE	7,898
TOTAL LAND VALUE - MARKET	825,046
TOTAL MARKET VALUE	1,101,981
SOH/AGL Deduction	30,451
ASSESSED VALUE	1,071,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,071,530
TOTAL JUST VALUE	1,101,981
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,036,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0003896	REMODEL	45,000	09/05/2000
B0003723	REPAIR/RRF	1,000	08/16/2000
B0003585	DEMOLITION	2,480	07/27/2000
6741	REPAIR/RRF	700	09/18/1991
BP 4116	N/A	4,500	01/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/0806	11/05/2003	WD	U	I	07	100
GRANTOR: STAFFORD FRANK E JR &						
GRANTEE: SMITH PETER W & BAR						
1178/1258	10/07/2003	WD	U	I	01	100
GRANTOR: SMITH PETER W & BARBA						
GRANTEE: SMITH PETER W & BAR						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W13 DCK 2007=N1 R2 U2 N5 L3 U4 W5 D3 L4 W7 U6 L6 L3 D3 D7 R7 S1 DCK=[YR=2002] W12 S8 W9 S4 BAS=[YR=1993] W16 S34 E14 FOP=[YR=1993] E1 UOP=[YR=2002] S3 E18 N3 W18$ E19 N8 W20 S8$ N8 E20 S8 E14 N20 BAS=[YR=2002] E7 S6 E10 N20 W17 S14$ N14 W32 $ E25 N8 L4 U4 $ D4 R4 E15$ W15 S8 E24 S20 E4 N28$ PTR=E15 FBM=[YR=1993] E8 S12 W8 N12$ 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	0811	CONCRETE B	0	0	0	0	516.00	SF	5.20	5.20	100	1945	1945	3	20	537	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770	
3	0810	CONCRETE A	0	0	0	0	169.00	SF	6.50	6.50	100	2002	2002	3	82	901	
4	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	2002	2002	3	82	2,345	
5	0855	CONC PAVER	0	0	0	0	403.00	SF	10.00	10.00	100	2003	2003	3	83	3,345	

LAND DESCRIPTION

TOTAL OB/XF 7,898

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	0		R-1	160.00	125.00	160.00	FF	1	1.09	1.00	0.83	6,200.00	5,156.54	825,046							

REVIEW DATE 02/14/2019 BY DJ Total Acres: 0.00 Total Land Value: 825,046 Market: 0 Agricultural: 0 Common: 825,046 PRINTED 08/06/2024 BY SYS