



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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
FEP	286	80	229	26,651
FGR	582	55	320	37,242
FOP	21	30	6	698
FOP	28	30	8	931
FST	1,219	55	670	77,974
FUS	1,823	100	1,823	212,160
SFB	308	80	246	28,629
UOP	79	20	16	1,862
UOP	84	20	17	1,979
TOTALS	4,430		3,335	388,126

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1960
2	0811	CONCRETE B	0 100	0	0	769.00	SF	5.20	5.20	100	1980
3	1123	CB 8"	0 100	0	0	980.00	SF	6.15	6.15	100	1960
4	1242	WD DECK A	0 100	0	0	849.00	SF	10.00	10.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1	105.00	272.00	105.00	FF	1
2	000100	C	SFR	100		R-1	85.00	172.00	85.00	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	3,335	112.5160	140.64	469,034	1960	2000	0	0	0 17.25	82.75
1 SNGL FAM - 100% - 2022 Heated Area: 2069 HX Base Yr 2022											
4167 S FLETCHER AVE, FERNANDINA BEACH											

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

TOTAL OB/XF											
5,828											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		388,126	
TOTAL MARKET OB/XF VALUE		5,828	
TOTAL LAND VALUE - MARKET		938,528	
TOTAL MARKET VALUE		1,332,482	
SOH/AGL Deduction		34,559	
ASSESSED VALUE		1,297,923	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,247,923	
TOTAL JUST VALUE		1,332,482	
NCON VALUE		166,538	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,115,658	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0016	ADD 500 SF	160,000	02/06/2024
2021-1860	RMDL KITCHEN & AD	65,000	12/22/2021
B033772	XFOB	7,000	09/12/2003
5104	REPAIR/RRF	3,914	11/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/0409	4/06/2021	WD	Q	I	02
GRANTOR: LEHMAN TAO B					
GRANTEE: NOLAN PAUL J & HEAT					
1010/1992	10/04/2001	WD	Q	I	
GRANTOR: ALDRED W H III ET AL					
GRANTEE: LEHMAN TAO B					

BUILDING NOTES											
FGR=[YR=1993] W19 FOP=[YR=1993] N7 W4 S7 FST=[YR=1993] W8 SFB=[YR=1993] N6 W14 S22 E14 N16 \$ S16 W14 N22 W5 S6 W20 S26 E26 S7 E25 N7 W6 N10 E4 N12 E1 N4 W3 \$ E4 \$ W1 S4 W1 S12 W4 S10 E25 N26 \$ PTR= E15 FEP=[YR=1993] E11 FUS=[YR=1993] E5 UOP=[YR=1993] N14 E8 S5 W3 S3 W1 S6W4 \$ E4 N6 E19 S6 E8 UOP=[YR=1993] N6 E14 S6 W14 \$ E23 S26 W19 S7W25 FOP=[YR=1993] W3 N7 E3 S7 \$ N7 W15 N26 \$ S26 W11 N26 \$ W15 \$.											