



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	07	ASB SHNGLE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,229	100	1,229	23,585
FGR	441	55	243	4,663
FOP	68	30	20	384
FOP	68	30	20	384
FUS	590	100	590	11,322
TOTALS	2,396		2,102	40,337

EXTRA FEATURES	
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L N	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	900.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,521	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	22	770	

LAND DESCRIPTION			TOTAL OB/XF 2,291													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0		R-1	77.00	285.00	77.00	FF	1	1.22	1.00	1.30	6,200.00	8,036.44

REVIEW DATE	10/19/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,102	101.0000	95.95	201,687	1960	1960	0	0	50	36.15	20.00
1 SINGLE FAM - 0% - 0 Heated Area: 1819 HX Base Yr												
4269 S FLETCHER AVE, FERNANDINA BEACH												

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

TOTAL OB/XF 2,291												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0		R-1	77.00	285.00	77.00	FF	1	1.22

TOTAL OB/XF 2,291												
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1	000100	C	SFR	0		R-1	77.00	285.00	77.00	FF	1	1.22

REVIEW DATE	10/19/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	618,806	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										40,337		
TOTAL MARKET OB/XF VALUE										2,291		
TOTAL LAND VALUE - MARKET										618,806		
TOTAL MARKET VALUE										661,434		
SOH/AGL Deduction										73,734		
ASSESSED VALUE										587,700		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										587,700		
TOTAL JUST VALUE										661,434		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										619,645		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090409	H/AC	5,200	04/02/2009
20051815	REPAIR/RRF	2,000	05/18/2005
B022124	REPAIR/RRF	2,000	12/13/2002
8134	REPAIR/RRF	2,900	02/09/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2384/0433	8/07/2020	WD	Q	I	01	520,000	
GRANTOR: WEBB WILLIAM L JR							
GRANTEE: BURDEKIN RONALD W &							
2235/1815	10/26/2018	FJ	U	I	11	0	
GRANTOR: WEBB LOUISE CLARK EST							
GRANTEE: WEBB WILLIAM L JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 N25 W24 S42 E24 FOP=[YR=1993] E17									
FGR=[YR=1993] E21 N21 W21 S21 \$ N4 W17 S4 \$ N4 E17 N13 \$									
FOP=[YR=1993] N4 W17 S4 E17 \$ PTR= E31 FUS=[YR=1993] E10									
S32 E17 S10 W27 N42 \$ W31 \$.									

TOTAL OB/XF 2,291									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-1	77.00	285.00	77.00

REVIEW DATE	10/19/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	618,806	Market:	0	Agricultural:	0	Common:	618,806	PRINTED 08/06/2024 BY SYS
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