

IN OR 2660/1031  
PARCEL 20

LINDER RICHARD A TRUST/LINDER RICHARD A TRUSTEE  
4244 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2024

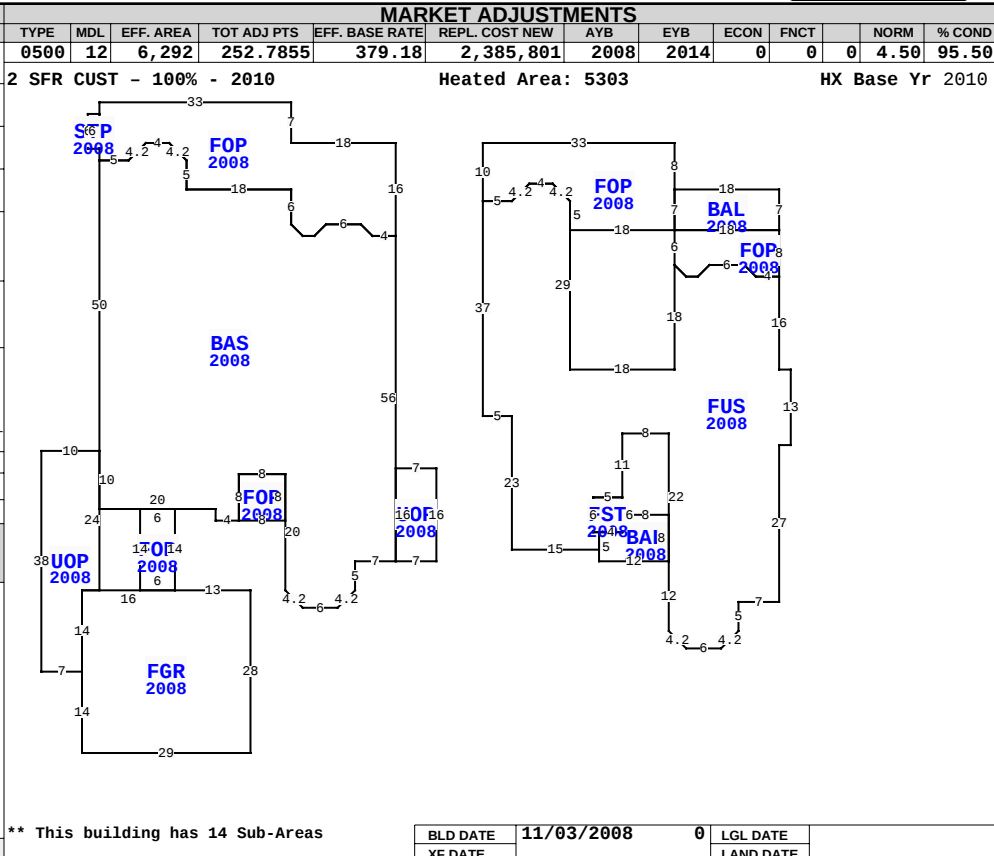
10-2N-28-0000-0020-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 17  | CB STUCCO 80   |
| Exterior Wall            | 16  | WD FR STUC 20  |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 07  | CONC TILE 100  |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 12  | HARDWOOD 60    |
| Interior Floor           | 19  | MARBLE 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 4.5 | 100            |
| Frame                    | 03  | MASONRY 100    |
| Stories                  | 2.  | 2. 100         |
| Units                    | 0   | 100            |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA         |
| NEIGHBORHOOD/LOC | 1053.00 | 01               |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAL       | 84               | 15          | 13           | 4,707                |
| BAL       | 126              | 15          | 19           | 6,880                |
| BAS       | 2,993            | 100         | 2,993        | 1,083,816            |
| FGR       | 812              | 55          | 447          | 161,866              |
| FOP       | 64               | 30          | 19           | 6,880                |
| FOP       | 84               | 30          | 25           | 9,053                |
| FOP       | 126              | 30          | 38           | 13,761               |
| FOP       | 399              | 30          | 120          | 43,454               |
| FOP       | 669              | 30          | 201          | 72,785               |
| FST       | 30               | 55          | 16           | 5,794                |
| TOTALS    | 8,159            |             | 6,292        | 2,278,440            |



\*\* This building has 14 Sub-Areas

4244 S FLETCHER AVE, FERNANDINA BEACH

|          |            |   |           |  |
|----------|------------|---|-----------|--|
| BLD DATE | 11/03/2008 | 0 | LGL DATE  |  |
| XF DATE  |            |   | LAND DATE |  |
| INC DATE |            |   | AG DATE   |  |

| EXTRA FEATURES |            |             |     |     |    |   |          |    |           |                |           |
|----------------|------------|-------------|-----|-----|----|---|----------|----|-----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R     | ADJ UNIT PRICE | ORIG COND |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00     | UT | 3,500.00  | 3,500.00       | 100       |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0 | 364.00   | SF | 127.50    | 127.50         | 100       |
| 3              | 0877       | JACUZZI     | 0   | 100 | 0  | 0 | 1.00     | UT | 2,500.00  | 2,500.00       | 100       |
| 4              | 0410       | ELEVATOR    | 0   | 100 | 0  | 0 | 1.00     | UT | 26,000.00 | 26,000.00      | 100       |
| 5              | 0871       | POOL HTR R  | 0   | 100 | 0  | 0 | 1.00     | UT | 2,000.00  | 2,000.00       | 100       |
| 6              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 324.00   | SF | 6.50      | 6.50           | 100       |
| 7              | 0810       | CONCRETE A  | 0   | 100 | 25 | 3 | 75.00    | SF | 6.50      | 6.50           | 100       |
| 8              | 0810       | CONCRETE A  | 0   | 100 | 5  | 3 | 15.00    | SF | 6.50      | 6.50           | 100       |
| 9              | 0855       | CONC PAVER  | 0   | 100 | 22 | 3 | 66.00    | SF | 10.00     | 10.00          | 100       |
| 10             | 0855       | CONC PAVER  | 0   | 100 | 0  | 0 | 2,032.00 | SF | 10.00     | 10.00          | 100       |

| 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                | 000120   | C   | SFR OCN FT           | 100 |     | R-1      | 75.00 | 400.00 | 75.00       | FF        |     |

| TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |  |
|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1.00        | 16,500.00  | 16,500.00      | 1,237,500  |                             |      |         |      |     |    |        |  |

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 3 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 2,278,440 |  |             |
| TOTAL MARKET OB/XF VALUE  | 122,316   |  |             |
| TOTAL LAND VALUE - MARKET | 1,237,500 |  |             |
| TOTAL MARKET VALUE        | 3,638,256 |  |             |
| SOH/AGL Deduction         | 1,628,280 |  |             |
| ASSESSED VALUE            | 2,009,976 |  |             |
| TOTAL EXEMPTION VALUE     | 55,000    |  |             |
| BASE TAXABLE VALUE        | 1,954,976 |  |             |
| TOTAL JUST VALUE          | 3,638,256 |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 3,539,932 |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20150701   | DUNEWALK    | 14,000 | 04/02/2015 |
| 20080869   | XFOB        | 8,000  | 05/22/2008 |
| 20072128   | GAS         | 300    | 11/28/2007 |
| 20071734   | H/AC        | 22,000 | 09/13/2007 |
| 20071111   | ELEC OTHER  | 650    | 06/14/2007 |
| 20070804   | SWIM POOL   | 54,660 | 05/09/2007 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2660/1031                      | 7/28/2023 | WD        | U   | I   | 11     | 100        |
| GRANTOR: LINDER RICHARD A      |           |           |     |     |        |            |
| GRANTEE: LINDER RICHARD A TR   |           |           |     |     |        |            |
| 1243/0577                      | 7/06/2004 | WD        | Q   | I   |        | 932,000    |
| GRANTOR: MONROE WILLIAM J JR & |           |           |     |     |        |            |
| GRANTEE: LINDER RICHARD A &    |           |           |     |     |        |            |

| BUILDING NOTES                                                  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2008] W18 N7 W33S2 STP=[YR=2008] W2 S6 E2 N6\$ S8       |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2008] S50 UOP=[YR=2008] W10 S38E7 FGR=[YR=2008] S14     |  |  |  |  |  |  |  |  |  |  |  |
| E29N28W13 FOP=[YR=2008] N14W6S14E6\$ W16S14\$ N14E3N24\$ S10    |  |  |  |  |  |  |  |  |  |  |  |
| E20 S2 E4 FOP=[YR=2008] E8 N8 W8 S8\$ N8E8 S20 D3 R3 E6 U3      |  |  |  |  |  |  |  |  |  |  |  |
| R3 N5E7 UOP=[YR=2008] E7 N16W7S16\$ N56 W4 U2 L2 W6 D2 L2       |  |  |  |  |  |  |  |  |  |  |  |
| W2 U2 L2 N6W18 N5 U3 L3 W4 D3 L3 W5\$ E5 U3 R3 E4 D3 R3         |  |  |  |  |  |  |  |  |  |  |  |
| S5E18 S6 D2 R2 E2 U2 R2 E6 D2 R2 E4 N16\$ PTR= E15              |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2008] E33 S8 BAL=[YR=2008] E18 S7 FOP=[YR=2008] S8      |  |  |  |  |  |  |  |  |  |  |  |
| FUS=[YR=2008] S16 E2 S13 W2 S27 W7 S5 D3 L3 W6 U3 L3 N12        |  |  |  |  |  |  |  |  |  |  |  |
| BAL=[YR=2008] W12 N5 FST=[YR=2008] W1N6E5S6W4 \$ E4N3E8S8 \$    |  |  |  |  |  |  |  |  |  |  |  |
| N22W8S11W5S6E1S3 W15 N23 W5 N37E5 U3 R3 E4 D3 R3 S29E18N18      |  |  |  |  |  |  |  |  |  |  |  |
| D2 R2 E2 U2 R2 E6 D2 R2 E4\$ W4 U2 L2 W6 D2 L2 W2 U2 L2 N6E18\$ |  |  |  |  |  |  |  |  |  |  |  |

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