



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	88,231
FSP	175	40	70	6,684
UBM	616	20	123	11,745
UOP	364	20	73	6,971
TOTALS	2,079		1,190	113,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0416	DUNEWALKS	0	0	0	0	352.00	SF	30.00
2	0416	DUNEWALKS	0	0	0	0	1,592.00	SF	25.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		R-1	75.00	400.00	75.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,190	107.5900	134.49	160,043	1945	1980	0	0	29.00	71.00
1 SNGL FAM - 0% - 0 Heated Area: 924 HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

4098 S FLETCHER AVE, FERNANDINA BEACH											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0416	DUNEWALKS	0	0	0	0	352.00	SF	30.00	30.00	100
2	0416	DUNEWALKS	0	0	0	0	1,592.00	SF	25.50	25.50	100

TOTAL OB/XF											
28,499											
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	0		R-1	75.00	400.00	75.00	FF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										113,631	
TOTAL MARKET OB/XF VALUE										28,499	
TOTAL LAND VALUE - MARKET										1,237,500	
TOTAL MARKET VALUE										1,379,630	
SOH/AGL Deduction										0	
ASSESSED VALUE										1,379,630	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										1,379,630	
TOTAL JUST VALUE										1,379,630	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										1,376,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140634	DUNEWALK	35,000	04/03/2014
20121327	SPAY INS	4,365	07/05/2012
20120948	SWITCHPLATES	2,200	05/29/2012
20120667	RENOV BATH	2,000	04/17/2012
20091403	ADDITION	11,500	10/14/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0316/0009	6/01/1980	WD	U	I		22,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W15 UOP=[YR=1993] N13 W28 S13 FSP=[YR=1993] S25 E7 N25 W7\$ E28 \$ W21 S25 E7 S2 E12 N2 E17 N25 \$ PTR= E20 UBM=[YR=1993] E21 S25 W28 N13 E7 N12\$ W20\$.									