



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 50
Interior Wall	08	DECORATIVE 50
Interior Floor	10	TERRAZZO 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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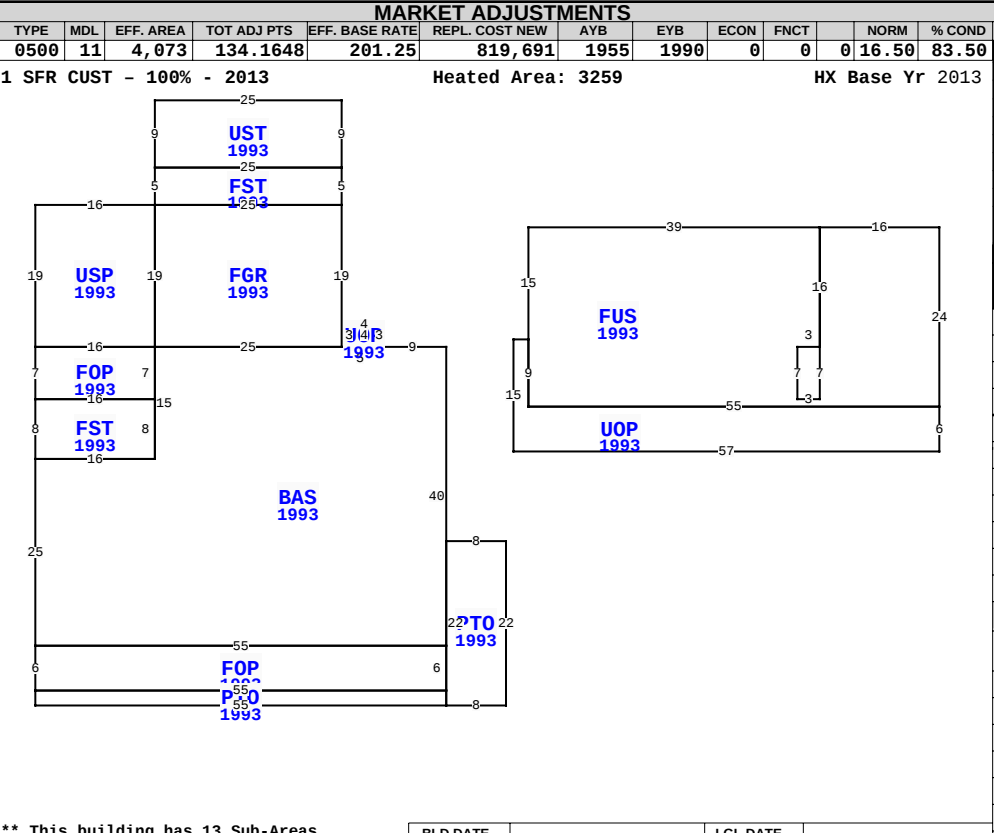
NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	329,366
FGR	475	55	261	43,859
FOP	112	30	34	5,714
FOP	330	30	99	16,637
FST	125	55	69	11,595
FST	128	55	70	11,763
FUS	1,299	100	1,299	218,289
PTO	110	5	6	1,009
PTO	176	5	9	1,512
UOP	12	20	2	337
TOTALS	5,616		4,073	684,442

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1955	1955	3	20	400	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	1955	1955	3	20	78	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1980	1980	3	32.5	101	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C



4309 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1955	1955	3	20	400	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	100	1955	1955	3	20	78	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	100	1980	1980	3	32.5	101	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			684,442	
TOTAL MARKET OB/XF VALUE			579	
TOTAL LAND VALUE - MARKET			779,228	
TOTAL MARKET VALUE			1,464,249	
SOH/AGL Deduction			751,672	
ASSESSED VALUE			712,577	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			662,577	
TOTAL JUST VALUE			1,464,249	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,383,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22793	REMODEL	125,000	08/01/2009
B9401426	REMODEL	12,000	10/01/1994
B940246	REPAIR/RRF	33,500	10/01/1994
4346	N/A	3,500	09/08/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/1058	4/27/2004	WD	Q	I		825,000
GRANTOR: KENT IAN L & MARY E						
GRANTEE: SMITH PETER W & BAR						
0654/1075	4/14/1992	WD	U	I	09	250,000
GRANTOR: RICHARDSON COLLEEN						
GRANTEE: KENT IAN & MARY						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W9 UOP=[YR=1993] N3 W4 S3 E4 \$ W5 FGR=[YR=1993] N19 FST=[YR=1993] N5 UST=[YR=1993] N9 W25 S9 E25\$ W25 S5 USP=[YR=1993] W16 S19 FOP=[YR=1993] S7 FST=[YR=1993] S8 E16 N8 W16\$ E16 N7 W16\$ E16 N19\$ E25\$ W25 S19 E25 \$ W25 S15 W16 S25 FOP=[YR=1993] S6 PTO=[YR=1993] S2 E55 PTO=[YR=1993] E8 N22 W8 S22\$ N2 W55\$ E55 N6 W55\$ E55 N40\$ PTR= E50 FUS=[YR=1993] S7 W3 N7 E3 N16 W39 S15 UOP=[YR=1993] W2 S15 E57 N6 W55 N9 \$ S9 E55 N24 W16 S16\$ W50 \$.		