



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	5 100
Frame	02	WOOD FRAME 100
Stories	3	100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	9	1,790
BAL	240	15	36	7,160
BAL	444	15	67	13,326
BAS	662	100	662	131,666
FGR	624	55	343	68,219
FOP	16	30	5	995
FOP	22	30	7	1,393
FOP	22	30	7	1,393
FOP	203	30	61	12,132
FOP	612	30	184	36,596
TOTALS	6,264		4,649	924,645

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	2,066.00	SF	7.00
2	0416	DUNEWALKS	0	0	50	4	200.00	SF	30.00
3	0835	QUARY TILE	0	0	94	4	376.00	SF	10.00
4	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

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	0006	R-1	96.00	124.00	95.66

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,649	136.9051	205.36	954,719	2016	2016	0	0	3.15	96.85
2 SFR CUST - 0% - 0											
Heated Area: 3819											
HX Base Yr											
** This building has 14 Sub-Areas											
1260 S FLETCHER AVE, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			924,645
TOTAL MARKET OB/XF VALUE			37,929
TOTAL LAND VALUE - MARKET			1,578,390
TOTAL MARKET VALUE			2,540,964
SOH/AGL Deduction			212,165
ASSESSED VALUE			2,328,799
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,328,799
TOTAL JUST VALUE			2,540,964
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,356,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141525	REMODEL	550,000	07/15/2014
20121883	RESTUCCO EXTERIOR	30,000	09/11/2012
20120543	H/AC	7,229	04/02/2012
20091655	45HD IRRIGATION	800	12/04/2009
20060047	DECK REPAIR	9,500	01/11/2006
20051388	REROOF W/30YR SHN	3,000	03/10/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2068/0565	8/23/2016	WD U	I	11	
GRANTOR: MOBLEY MICHAEL H					
GRANTEE: MOBLEY FLORIDA PROP					
1866/1828	6/04/2013	WD U	I	30	533,400
GRANTOR: MOBLEY J MARK & S PAT					
GRANTEE: MOBLEY MICHAEL H					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2016] W51 S12 FST=[YR=2016] S7 FGR=[YR=2016] S24 E1 FOP=[YR=2016] S2 E11 N2 W11\$ E14 FOP=[YR=2016] S2 E11 N2 W11\$ E11 FST=[YR=2016] E5 BAS=[YR=2016] E9 FOP=[YR=2016] S2 E8 N2 W8\$ E8 N31 W22 S27 E5 S4\$ N4 W5 S4\$ N24 W26\$ E26 N7 W26\$ E51 N12\$ PTR= E20 BAL=[YR=2016] E52 S15 W4 FUS=[YR=2016] S30 W48 N37 E19 FOP=[YR=2016] E29 S7 W29 N7\$ S7 E29 \$ N7 W48 N8\$ W20\$ PTR=E20 S60 BAL=[YR=2016] E48 S5 FUS=[YR=2016] S33 W21 BAL=[YR=2016] S4 W15 N4 E15\$ W27 N33 E48\$ W48 N5\$ N60 W20\$.									