



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

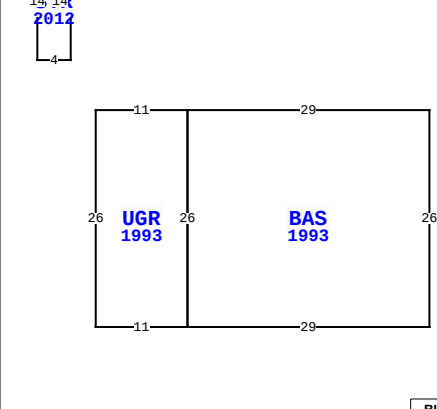
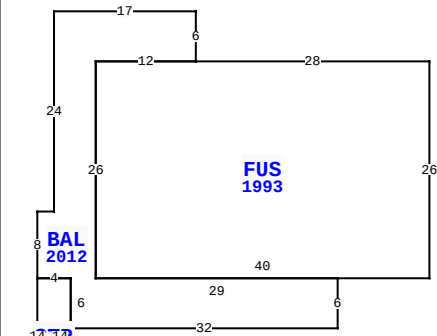
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	440	15	66	7,800
BAS	754	100	754	89,106
FUS	1,040	100	1,040	122,904
STR	56	10	6	709
UGR	286	45	129	15,245
TOTALS	2,576		1,995	235,764

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	100	19	3			6.50	100	1973	1973	3
2	0810	CONCRETE A	0	100	0	0			6.50	100	1973	1973	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100	0006	R-1	72.00	125.00	72.00	FF		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,995	108.0450	135.06	269,445	1973	1998	0	0	0	12.50	87.50	
1 SNGL FAM - 100% - 2024													
Heated Area: 1794													
HX Base Yr 2024													



1469 S FLETCHER AVE, FERNANDINA BEACH													
TOTAL OB/XF 445													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 235,764													
TOTAL MARKET OB/XF VALUE 445													
TOTAL LAND VALUE - MARKET 230,400													
TOTAL MARKET VALUE 466,609													
SOH/AGL Deduction 0													
ASSESSED VALUE 466,609													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 416,609													
TOTAL JUST VALUE 466,609													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 441,707													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121585	REPLCE PORTIONS D	4,500	08/06/2012
20121138	RE-ROOF	3,000	06/15/2012
20070327	REPLACE GARAGE DO	0	02/15/2007
20010807	CHANGE MASTER HEA	0	04/30/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2370/0300	6/22/2020	WD	Q	I	05	549,000			
GRANTOR: ANDERSON JOSEPH P & J									
GRANTEE: KERIN PAUL J & ANDR									
1250/1907	8/05/2004	PR	Q	I		420,500			
GRANTOR: ALLEN R JAMES & JAMES									
GRANTEE: ANDERSON JOSEPH & J									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W29 UGR=[YR=1993] W11 S26 E11 N26 \$ S26 E29 N26 \$ PTR= N20 FUS=[YR=1993] N26 W28 BAL=[YR=2012] N6W17S24W2S8 STR=[YR=2012] S14E4N14 W4\$ E4S6E32 N6W29N26E12\$ W12 S26E40\$ S20\$.													