PT OF LOT 40 (EX S-4)
PT OR 2103/15
SUB OF SO PT SEC 12 DB 39/292

SOUTH FLETCHER PROPERTIES LLC
960194 GATEWAY BLVD STE #101
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0040-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	318,500
TOTAL MARKET VALUE	318,500
SOH/AGL Deduction	0
ASSESSED VALUE	318,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,500
TOTAL JUST VALUE	318,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/0015	2/16/2017	WD	Q	I	05	1,300,000
GRANTOR: J H COBB PROPERTIES I						
GRANTEE: SOUTH FLETCHER PROP						
1243/1658	7/07/2004	WD	U	V	16	150,000
GRANTOR: POTTER STEPHEN C & CH						
GRANTEE: J H COBB PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CN	0.00	0.00	31,850.00	SF		1.00	1.00	1.00	10.00	10.00	318,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 318,500 Market: 0 Agricultural: 0 Common: 318,500 PRINTED 07/30/2025 BY SYS