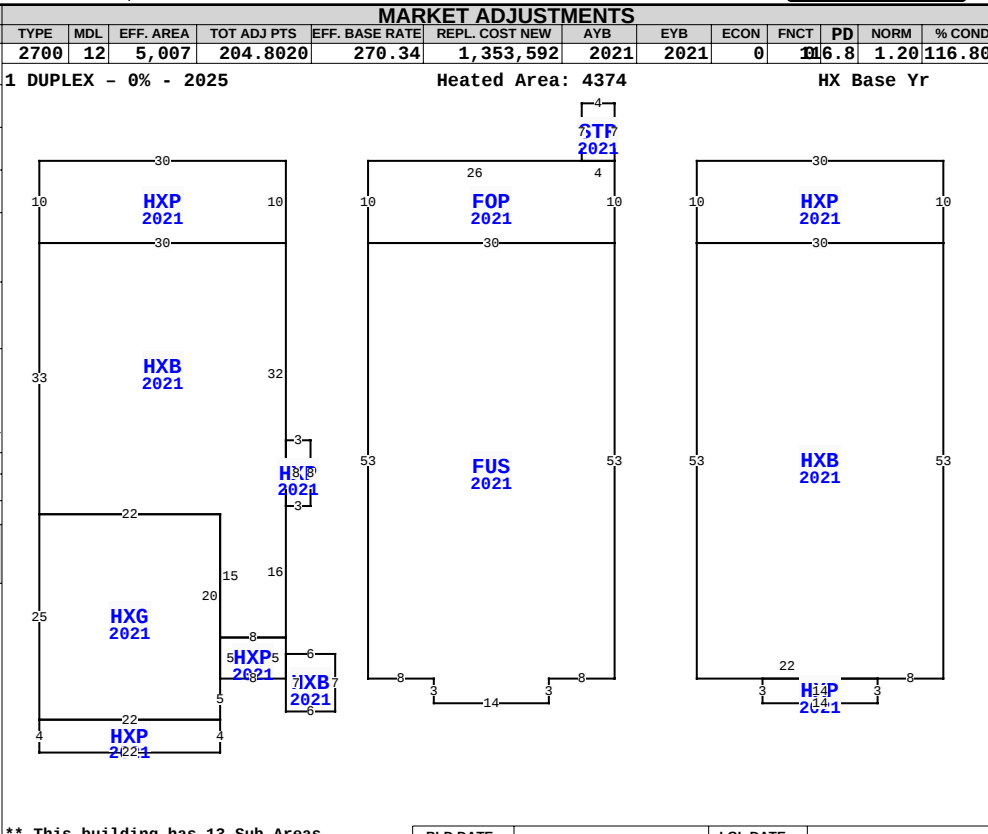




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	02	SHED 100
Roof Cover	04	BUILT-UP 70
Roof Cover	13	STAND SEAM 30
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FOP	300	30	2021	90	28,419
FUS	1,632	100	2021	1,632	515,316
HXB	42	100	2021	42	13,261
HXB	1,110	100	2021	1,110	350,490
HXB	1,590	100	2021	1,590	502,054
HXG	550	55	2021	302	95,359
HXP	24	30	2021	7	2,210
HXP	40	30	2021	12	3,789
HXP	42	30	2021	13	4,104
HXP	88	30	2021	26	8,210
TOTALS	6,046			5,007	1,580,995



** This building has 13 Sub-Areas

226 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

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	0855	CONC PAVR	0	0	0	0	2,620.00	SF	10.00	10.00	100	2021	2021	3	99	25,938	
2	0416	DUNEWALKS	0	0	0	0	648.00	SF	30.00	30.00	100	2021	2021	3	90	17,496	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	30,600.00	30,600.00	100	2021	2021	3	100	30,600	

LAND DESCRIPTION										TOTAL OB/XF										74,034	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
1	000120	C	RES OCEAN	0	0006	R-3	46.00	265.00	46.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	8				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,580,995	
TOTAL MARKET OB/XF VALUE		74,034	
TOTAL LAND VALUE - MARKET		874,000	
TOTAL MARKET VALUE		2,529,029	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,529,029	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,529,029	
TOTAL JUST VALUE		2,529,029	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,330,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210175	CO ISSUED	0	07/19/2021
20200175	NEW CONSTR	581,639	05/14/2020
20190009	DEMO 2 SFR	0	03/19/2019
969844	REMODEL	3,500	06/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2688/917	1/09/2024	WD	U	I	11	100
GRANTOR: WALKER STEVEN						
GRANTEE: SEA SCOUT PROPERTIE						
2522/1631	12/20/2021	WD	U	V	11	100
GRANTOR: SEA SCOUT PROPERTIES						
GRANTEE: WALKER STEVEN						

BUILDING NOTES									
BUILDING DIMENSIONS									
HXP=[YR=2021] W30 S10 HXB=[YR=2021] S33 HXG=[YR=2021] S25 HXP=[YR=2021] S4 E22 N4 W22\$ E22 N5 HXP=[YR=2021] E8 N5 W8 S5\$ N20 W22\$ E22 S15 E8 N16 HXP=[YR=2021] E3 N8 W3 S8\$ N32 W30\$ E30 N10\$ PTR=E10 FOP=[YR=2021] E26 STR=[YR=2021] N7 E4 S7 W4\$ E4 S10 FUS=[YR=2021] S53 W8 S3 W14 N3 W8 N53 E30\$ W30 N10\$ W10\$ PTR=E50 HXP=[YR=2021] E30 S10 HXB=[YR=2021] S53 W8 HXP=[YR=2021] S3 W14 N3 E14\$ W22 N53 E30\$ W30 N10\$ W50\$ PTR=S60 HXB=[YR=2021] E6 S7 W6 N7\$ N60\$.									