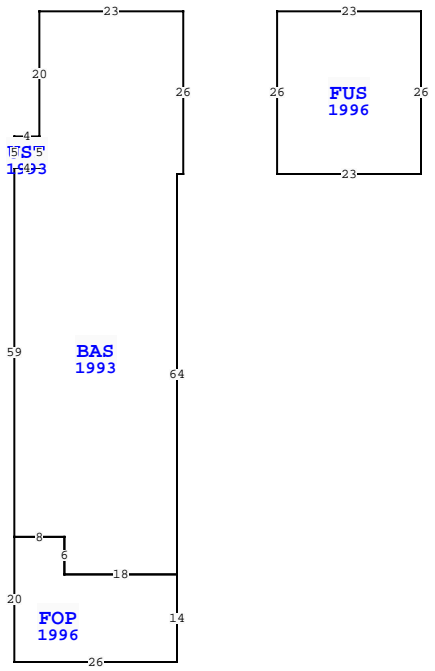




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	80
Interior Wall	05	DRYWALL	20
Interior Floo	12	HARDWOOD	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,218	100	1993
FOP	412	30	1996
FUS	598	100	1996
UST	20	45	1993
TOTALS	3,248		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,949	119.3800	157.58	464,703	1958	1990		0	0	17.00
1 SNGL FAM - 100% - 2022 Heated Area: 2816 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			385,703
TOTAL MARKET OB/XF VALUE			13,291
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			773,994
SOH/AGL Deduction			78,062
ASSESSED VALUE			695,932
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			645,210
TOTAL JUST VALUE			773,994
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			768,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121996	RE-ROOF	7,600	09/26/2012
20052530	REPLACE 4 WINDOWS	1,000	08/26/2005
20032404	ELEC FOR ADDIION	1,000	01/28/2003
20032298	GARAGE	15,000	01/08/2003
969828	ADDITION	18,000	05/20/1996
8995	REPAIR/RRF	3,800	04/11/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1364	6/02/2025	WD	U	I	11	100
GRANTOR: CHABOT JASON LEONARD						
GRANTEE: SANDRA & JASON TRUS						
2520/1104	12/06/2021	WD	U	I	11	100
GRANTOR: SANDRA AND JASON TRUS						
GRANTEE: CHABOT JASON LEONAR						

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	% COND	OB/XF MKT VALUE	NOTES		
1	0810	CONCRETE A	0	100	0	0	2,566.00	SF	6.50	6.50	100	1958	1958	3	20	3,336			
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	1998	1998	3	73	214			
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	38.50	38.50	100	2003	2003	3	30	8,316			
4	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	2003	2003	3	82	1,045			
5	1076	TRELLIS A	0	100	20	5	100.00	SF	7.50	7.50	100	2003	2003	3	29	218			
6	0851	PATIO STON	0	100	10	13	130.00	SF	1.50	1.50	100	2004	2004	3	83	162			
TOTALS															3,248		2,949	385,703	

123 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025
INC DATE		AG DATE	DC

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993] W23 S20 UST=[YR=1993] W4 S5 E4 N5\$S5 W4 S59														
FOP=[YR=1996] S20 E26 N14 W18 N6 W8 \$ E8 S6 E18 N64 E1 N26 \$														
PTR= E15 FUS=[YR=1996] E23 S26 W23 N26 \$ W15 \$.														

LAND DESCRIPTION															TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-3	50.00	250.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							