



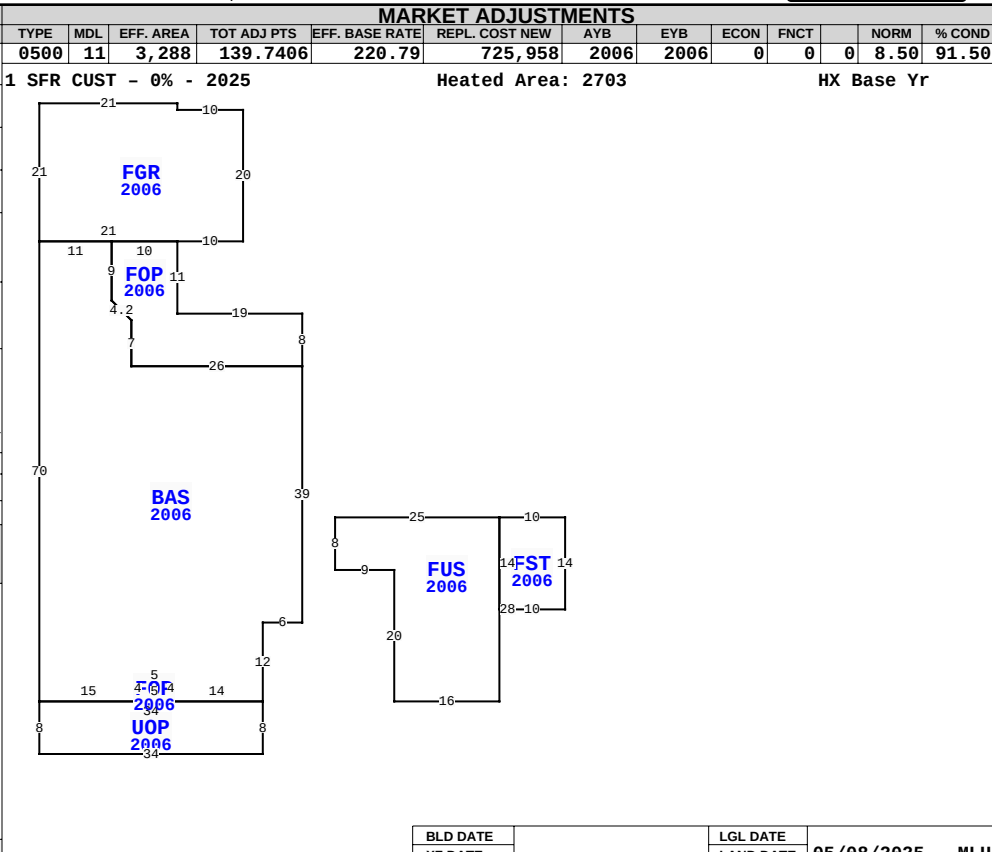
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2006	2,183	441,016
FGR	641	55	2006	353	71,314
FOP	20	30	2006	6	1,212
FOP	317	30	2006	95	19,192
FST	140	55	2006	77	15,556
FUS	520	100	2006	520	105,052
UOP	272	20	2006	54	10,910
TOTALS	4,093			3,288	664,252

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	28	10	280.00	SF	6.50	6.50	
2	0825	BRICK	0	0	7	4	28.00	SF	12.50	12.50	
3	0861	POOL GUNIT	0	0	0	0	277.00	SF	85.00	85.00	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	
5	0845	KOOL DECK	0	0	0	0	215.00	SF	15.59	15.59	
6	0825	BRICK	0	0	10	3	30.00	SF	12.50	12.50	
7	1127	BRICK 8"	0	0	53	6	318.00	SF	11.00	11.00	
8	1243	WD DECK F	0	0	3	8	24.00	SF	8.00	8.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		R-2	0.00	0.00	50.00	FF	



1835 HOWARD LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
18,925											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						664,252					
TOTAL MARKET OB/XF VALUE						18,925					
TOTAL LAND VALUE - MARKET						250,000					
TOTAL MARKET VALUE						933,177					
SOH/AGL Deduction						0					
ASSESSED VALUE						933,177					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						933,177					
TOTAL JUST VALUE						933,177					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						854,107					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120255	ELEC OTHER	1,005	02/15/2012
20110228	H/AC	4,030	02/16/2011
20062268	OTHER	104	10/03/2006
20061962	SWIM POOL	25,450	08/22/2006
20061963	ELEC OTHER	700	08/22/2006
20061262	NEW CONSTR	4,000	06/05/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2774/1098	3/14/2025	WD	Q	I	02	1,000,000	
GRANTOR: FITZGERALD GREGG A							
GRANTEE: MEYER CRAIG WILLIAM							
2755/440	12/04/2024	FJ	U	I	11	0	
GRANTOR: FITZGERALD GUY A EST							
GRANTEE: FITZGERALD GREGG A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2006] N8 BAS=[YR=2006] N12 E6 N39 FOP=[YR=2006] N8W19N11 FGR=[YR=2006] E10 N20W10N1W21S21E21SW10S9 D3 R3 S7E26\$W26N7 U3 L3 N9W11S70E15 FOP=[YR=2006] E5N4W5S4\$N4E5S4E14\$W34 S8E34\$ PTR=N8E20 FUS=[YR=2006] N20 W9N8E25FST=[YR=2006] E10S14W10N14\$ S28W16\$ W20S8\$.											