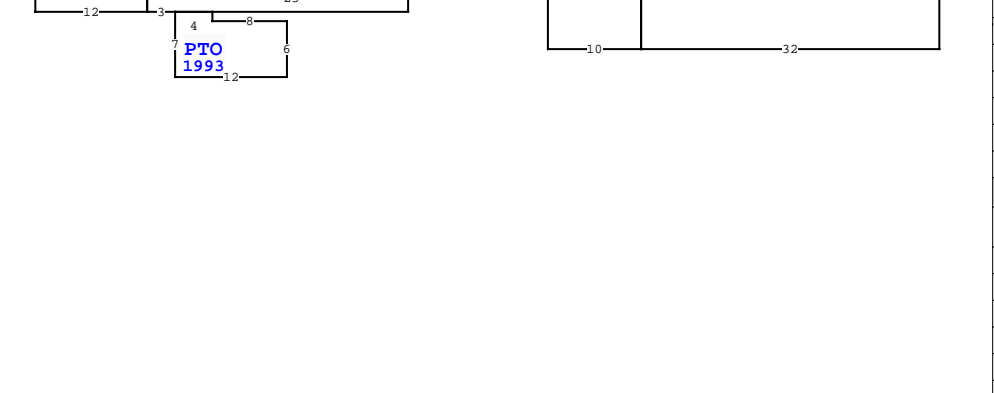


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	2,395	124.3620	164.16	393,163	1959	2000	0	0	16.13	83.87		
1 DUPLEX - 0% - 0 Heated Area: 2268 HX Base Yr													



Quality	03 Quality Level 03				
DOR CODE	0800 MULTI-FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1058.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1993	840	115,652
FUS	1,088	100	1993	1,088	149,797
FUS	340	100	2003	340	46,811
PTO	76	5	1993	4	551
PTO	90	5	2003	4	551
UGR	264	45	1993	119	16,384
TOTALS	2,698			2,395	329,746

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			329,746
TOTAL MARKET OB/XF VALUE			6,827
TOTAL LAND VALUE - MARKET			360,000
TOTAL MARKET VALUE			696,573
SOH/AGL Deduction			35,060
ASSESSED VALUE			661,513
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			661,513
TOTAL JUST VALUE			696,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			657,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B032333	XFOB	4,000	01/13/2003
B021008	REMODEL	55,000	06/13/2002
6780	REMODEL	1,800	10/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0969	6/28/2021	WD	Q	I	01	747,500
GRANTOR: GIBSON NORMAN GILBERT						
GRANTEE: PRYOR GERALD W II &						
1452/0844	10/16/2006	WD	Q	I		659,000
GRANTOR: RASHER DONALD C & JUD						
GRANTEE: GIBSON NORMAN GILBE						

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	0812	CONCRETE C	0	0	0	0	1,415.00	SF	4.00	4.00	100	2003	2003	3	82	4,641	
2	1242	WD DECK A	0	0	24	12	288.00	SF	12.50	12.50	100	1991	1991	3	20	720	
3	1242	WD DECK A	0	0	23	8	184.00	SF	12.50	12.50	100	2005	2005	3	22	506	
4	1242	WD DECK A	0	0	12	4	48.00	SF	10.00	10.00	100	1991	1991	3	20	96	
5	1076	TRELLIS A	0	0	8	8	64.00	SF	7.50	7.50	100	2005	2005	3	36	173	
6	0097	AWNING CN	0	0	0	0	22.00	SF	65.00	65.00	100	2005	2005	3	40	572	
7	1242	WD DECK A	0	0	0	0	54.00	SF	10.00	10.00	100	2005	2005	3	22	119	
TOTALS														6,827			

BUILDING NOTES													
BLD DATE 10/03/2007 KK LGL DATE 05/07/2025 MLU													
XF DATE													
INC DATE													
2493 S FLETCHER AVE, FERNANDINA BEACH													

LAND DESCRIPTION																								
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	000800	C	MULTI-FAMILY	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,500.00	7,200.00	360,000							

BUILDING DIMENSIONS													
BAS=[YR=1993] W7 PTO=[YR=2003] N6 W15 S6 E15 S W21 S8													
UGR=[YR=1993] W12 S22 E12 N22 S S22 E3 PTO=[YR=1993] S7 E12													
N6 W8 N1 W4 S E25 N30 S PTR= E15 FUS=[YR=2003] E10													
FUS=[YR=1993] E32 S34 W32 N34 S S34 W10 N34 S W15 S .													