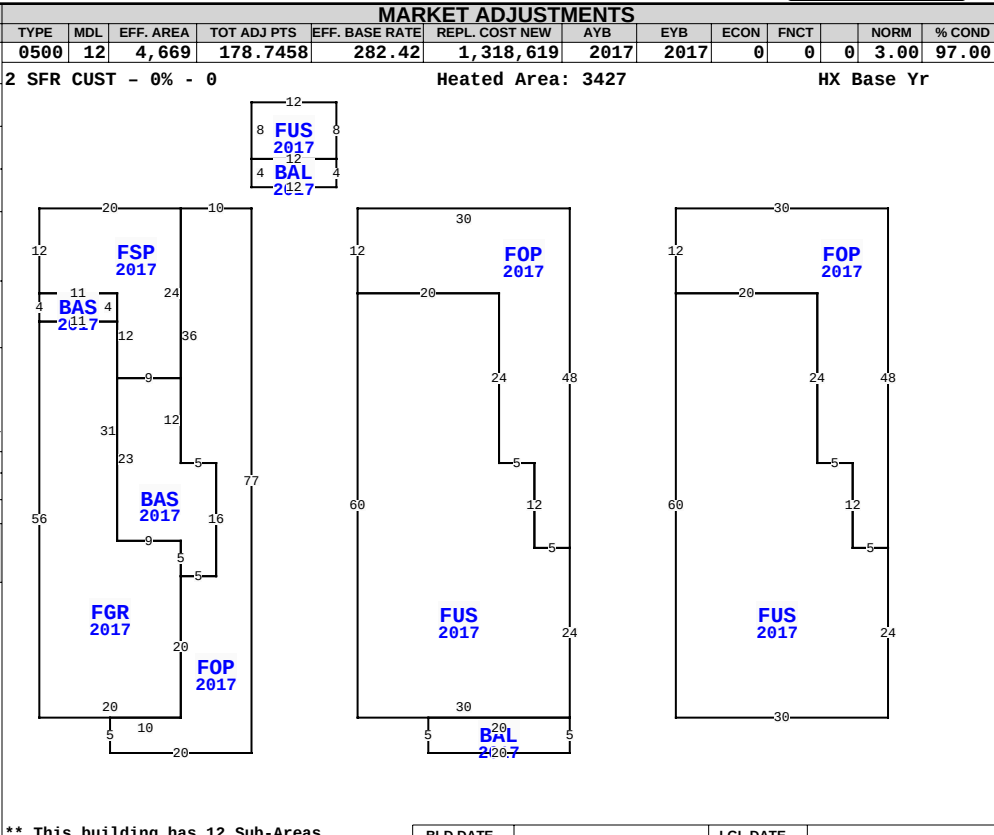




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	2017	7	1,918
BAL	100	15	2017	15	4,109
BAS	44	100	2017	44	12,053
BAS	287	100	2017	287	78,623
FGR	841	55	2017	463	126,837
FOP	660	30	2017	198	54,241
FOP	660	30	2017	198	54,241
FOP	740	30	2017	222	60,816
FSP	348	40	2017	139	38,078
FUS	96	100	2017	96	26,299
TOTALS	6,824			4,669	127,906



434 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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 PAVER	0	0	0	0	1,310.00	SF	10.00	10.00	100	2017	2017	3	96	12,576	
2	0855	CONC PAVER	0	0	0	8	64.00	SF	10.00	10.00	100	2017	2017	3	96	614	
3	0855	CONC PAVER	0	0	0	0	1,056.00	SF	5.00	5.00	100	2017	2017	3	96	5,069	
4	0855	CONC PAVER	0	0	0	0	567.00	SF	5.00	5.00	100	2017	2017	3	96	2,722	
5	0462	ST/AL FNC	0	0	0	0	660.00	SF	10.00	10.00	100	2017	2017	3	81	5,346	
6	1076	TRELLIS A	0	0	5	10	50.00	SF	7.50	7.50	100	2017	2017	3	81	304	
7	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	98	2017	2017	3	98	14,700	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION										TOTAL OB/XF										43,271	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000.00				
2	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.85	4,500.00	3,825.00	191,250.00				
REVIEW DATE		03/21/2024		BY		KBA		Total Acres: 0.00		Total Land Value: 1,141,250				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,279,060	
TOTAL MARKET OB/XF VALUE		43,271	
TOTAL LAND VALUE - MARKET		1,141,250	
TOTAL MARKET VALUE		2,463,581	
SOH/AGL Deduction		241,403	
ASSESSED VALUE		2,222,178	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,222,178	
TOTAL JUST VALUE		2,463,581	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,255,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162153	NEW CONSTR	478,826	08/09/2016
20161423	DEMOLITION	0	05/19/2016
20121857	REROOF W/TPO VINYL	1,800	09/10/2012
20111928	VINYL OVER ROOF	3,000	10/26/2011
20080256	ELEC FOR REMODEL	1,000	02/21/2008
20162153	CO ISSUED	0	01/03/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1942/1263	10/17/2014	WD	Q	I	01	585,000	
GRANTOR:LINDAHL DUANE L & JOA							
GRANTEE:HARRIS JAMES G & MA							
1511/1311	7/11/2007	QC	Q	I	01	100	
GRANTOR:LINDAHL DUANE L & JOA							
GRANTEE:LINDAHL DUANE A & K							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2017] W10 FSP=[YR=2017] W20 S12 BAS=[YR=2017] S4 FGR=[YR=2017] S56 E20 N20 BAS=[YR=2017] E5 N16 W5 N12 W9 S23 E9 S5\$ N5 W9 N31 W11\$ E11 N4 W11\$ E11 S12 E9 N24\$ S36 E5 S16 W5 S20 W10 S5 E20 N77\$ PTR=E15 FOP=[YR=2017] E30 S48 FUS=[YR=2017] S24 BAL=[YR=2017] S5 W20 N5 E20\$ W30 N60 E20 S24 E5 S12 E5 \$ W5 N12 W5 N24 W20 N12\$ W15\$ PTR=E60 FOP=[YR=2017] E30 S48 FUS=[YR=2017] S24 W30 N60 E20 S24 E5 S12 E5\$ W5 N12 W5 N24 W20 N12\$ W60 \$ PTR=N15 FUS=[YR=2017] E12 S8 BAL=[YR=2017] S4 W12 N4 E12\$ W12 N8\$ S15\$.									