LOT 4
IN OR 1649/1560
GOLF MAR PB 5/62

SPATOLA STEVEN M &/HANEY STEPHANIE A
4063 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1350-0004-0000

BUILDING CHARACTERISTICS

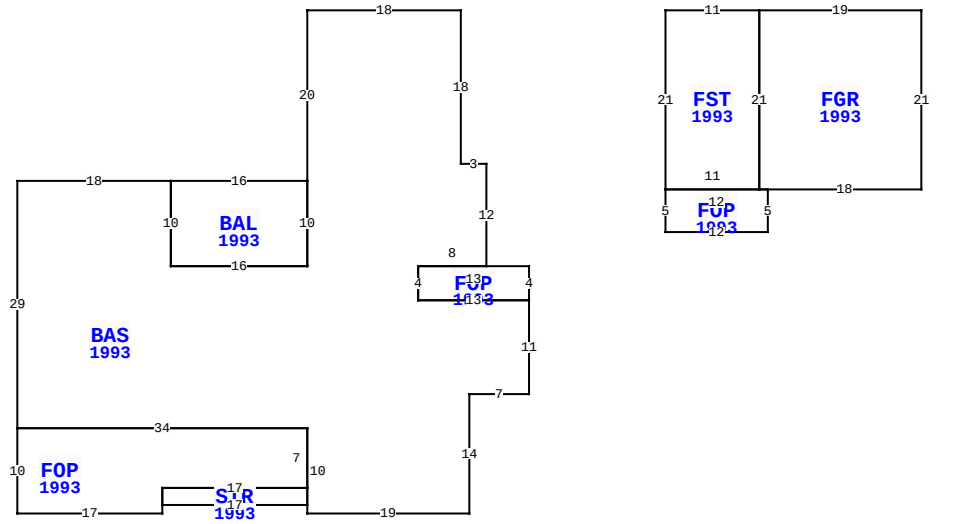
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	1993	24	2,133
BAS	2,006	100	1993	2,006	178,261
FGR	399	55	1993	219	19,461
FOP	52	30	1993	16	1,422
FOP	60	30	1993	18	1,599
FOP	289	30	1993	87	7,731
FST	231	55	1993	127	11,285
STR	34	10	1993	3	266
TOTALS	3,231			2,500	222,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	105.7920	105.79	264,475	1992	1992	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2010 Heated Area: 2006 HX Base Yr 2010



4063 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,664
TOTAL MARKET OB/XF VALUE		95,069
TOTAL LAND VALUE - MARKET		682,125
TOTAL MARKET VALUE		1,078,858
SOH/AGL Deduction		541,004
ASSESSED VALUE		537,854
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		487,132
TOTAL JUST VALUE		1,078,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		949,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163502	SWIM POOL	77,000	12/20/2016
20163504	GARAGE	86,524	12/20/2016
20130647	ROOF	21,500	03/28/2013
6819	NEW CONSTR	77,988	12/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1649/1560	11/20/2009	WD	U	I	37	390,000
GRANTOR: SPEIGEL CRAIG P/R FOR						
GRANTEE: SPATOLA STEVEN M &						
0616/1233	1/14/1991	WD	U	V		70,000
GRANTOR: HANNAH & ASSOCIATES						
GRANTEE: SPIEGEL ROBERT H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S20 BAL=[YR=1993] W16 S10 E16 N10 $ S10 W16 N10 W18 S29 FOP=[YR=1993] S10 E17 N1 STR=[YR=1993] E17 N2 W17 S2$ N2 E17 N7 W34 $ E34 S10 E19 N14 E7 N11 FOP=[YR=1993] W13 N4 E13 S4 $ W13 N4E8 N12 W3 N18 $ PTR=E24 FST=[YR=1993] E11 FGR=[YR=1993] E19 S21 W18 FOP=[YR=1993] S5 W12 N5 E12 $ W1 N21 $ S21 W11 N21 $ W24 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0855	CONC PAVER	0	100	0	0	2,768.00	SF	7.00	7.00	100	2017	2017	3	96	18,601	
3	0855	CONC PAVER	0	100	0	0	120.00	SF	7.00	7.00	100	2017	2017	3	96	806	
4	0861	POOL GUNIT	0	100	0	0	788.00	SF	85.00	85.00	100	2017	2017	3	81	54,254	
5	0855	CONC PAVER	0	100	0	0	1,834.00	SF	7.00	7.00	100	2017	2017	3	96	12,324	
6	1075	TRELLIS G	0	100	26	9	234.00	SF	35.00	35.00	100	2017	2017	3	81	6,634	

LAND DESCRIPTION

TOTAL OB/XF 95,069

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-1	100.00	122.00	100.00	FF	1	1.07	1.00	0.91	7,500.00	6,821.25	682,125							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 682,125 Market: 0 Agricultural: 0 Common: 682,125 PRINTED 07/30/2025 BY SYS

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IN OR 1649/1560
GOLF MAR PB 5/62

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

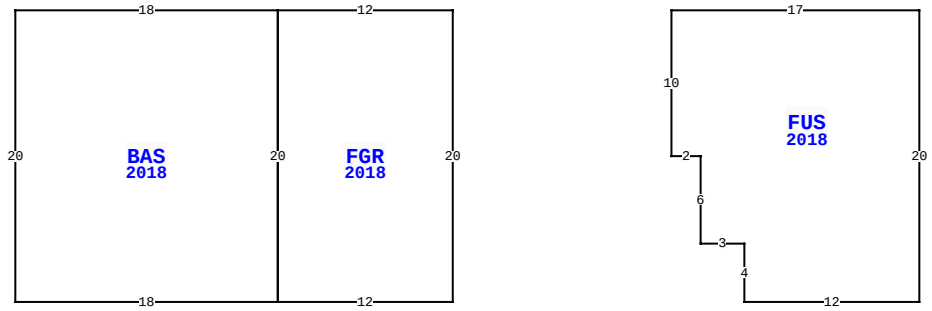
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2018	360	35,778
FGR	240	55	2018	132	13,119
FUS	308	100	2018	308	30,609
TOTALS	908			800	79,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	11	800	192.3240	101.93	81,544	2018	2018	0	0	0	2.50	97.50

2 ACCESORY U – 100% - 2010 Heated Area: 668 HX Base Yr 2010



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GRANTOR: HANNAH & ASSOCIATES						
GRANTEE: SPIEGEL ROBERT H						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W12 BAS=[YR=2018] W18 S20 E18 N20$ S20 E12 N20$
PTR=E15 FUS=[YR=2018] E17 S20 W12 N4 W3 N6 W2 N10$ W15$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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