



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100	1993	1,348	200,603
BAS	1,146	100	2002	1,146	170,543
DCK	630	10	1993	63	9,375
DCK	27	10	2002	3	446
DCK	45	10	2002	4	595
FGR	1,342	55	2002	738	109,826
FOP	24	30	2002	7	1,042
FST	368	55	1993	202	30,060
UOP	16	20	2002	3	446

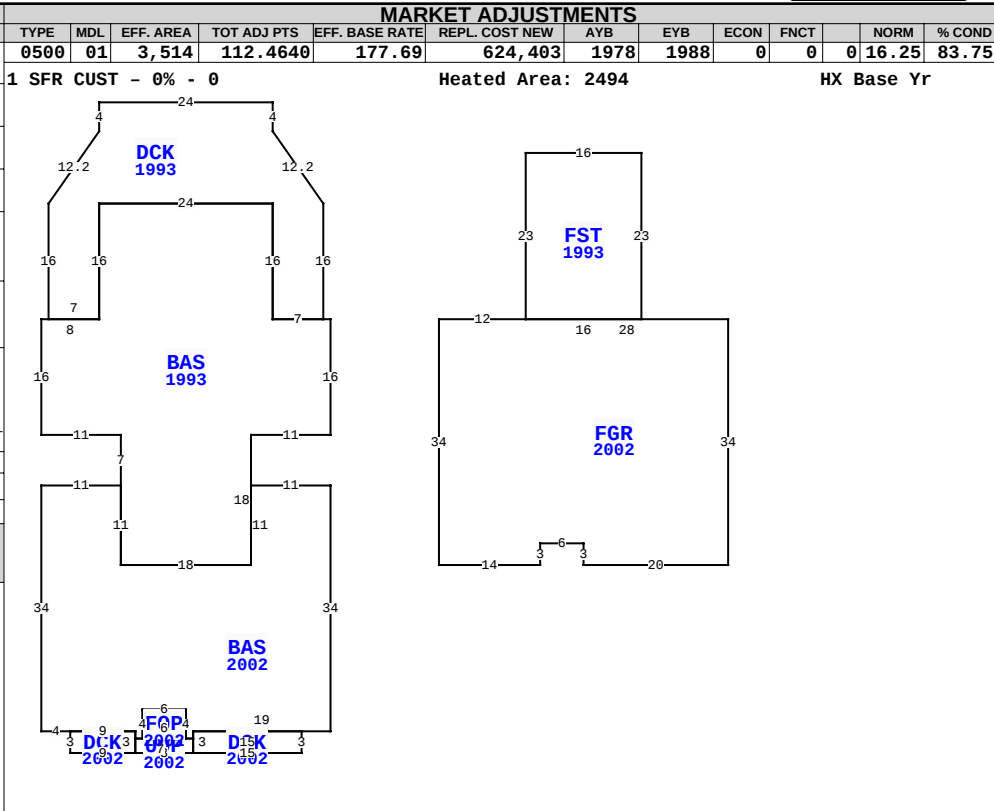
TOTALS	4,946			3,514	522,938
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0415	BEACHWALK	0	0	175	4	700.00	SF	5.75	5.75	100	1986	1986	3	20	805	
3	0812	CONCRETE C	0	0	0	0	1,338.00	SF	4.00	4.00	100	2001	2001	3	79	4,228	

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
1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,140,000

REVIEW DATE	12/28/2022	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

2122 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF												6,433	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,1		

Total Acres: 0.00	Total Land Value: 1,140,000	Market: 0	Agricultural: 0	Common: 1,140,000
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	522,938		
TOTAL MARKET OB/XF VALUE	6,433		
TOTAL LAND VALUE - MARKET	1,140,000		
TOTAL MARKET VALUE	1,669,371		
SOH/AGL Deduction	25,400		
ASSESSED VALUE	1,643,971		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,643,971		
TOTAL JUST VALUE	1,669,371		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,494,519		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110398	H/AC	5,500	03/21/2011
B001311	ADDITION	92,400	10/05/2000

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/1059	3/26/2021	WD	Q	I	01	1,300,000

SALES DATA						
GRANTOR: AUGSPURGER DAVID E &						
GRANTEE: GOLDSTONE MARC D						

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=1993] N16 U10 L7 N4 W24 S4 L7 D10 S16 E7 N16 E24 S16 E7 \$ W7 N16 W24 S16 W8 S16 E11S7 BAS=[YR=2002] W11 S34 E4 DCK=[YR=2002] S3 E9 UOP=[YR=2002] E8 DCK=[YR=2002] E15 N3 W15 S3 \$ N2 W1FOP=[YR=2002] N4 W6 S4 E6 \$ W7 S2 \$N3 W9 \$ E9 S1 E1 N4 E6 S4 E1 N1 E19 N34 W11 S11 W18N11 \$ S11E18 N18 E11 N16 \$ PTR= E15 FGR=[YR=2002] E12 FST=[YR=1993] N23 E16 S23 W16 \$ E28 S34 W20 N3 W6 S3 W14 N34 \$ W15 \$.