



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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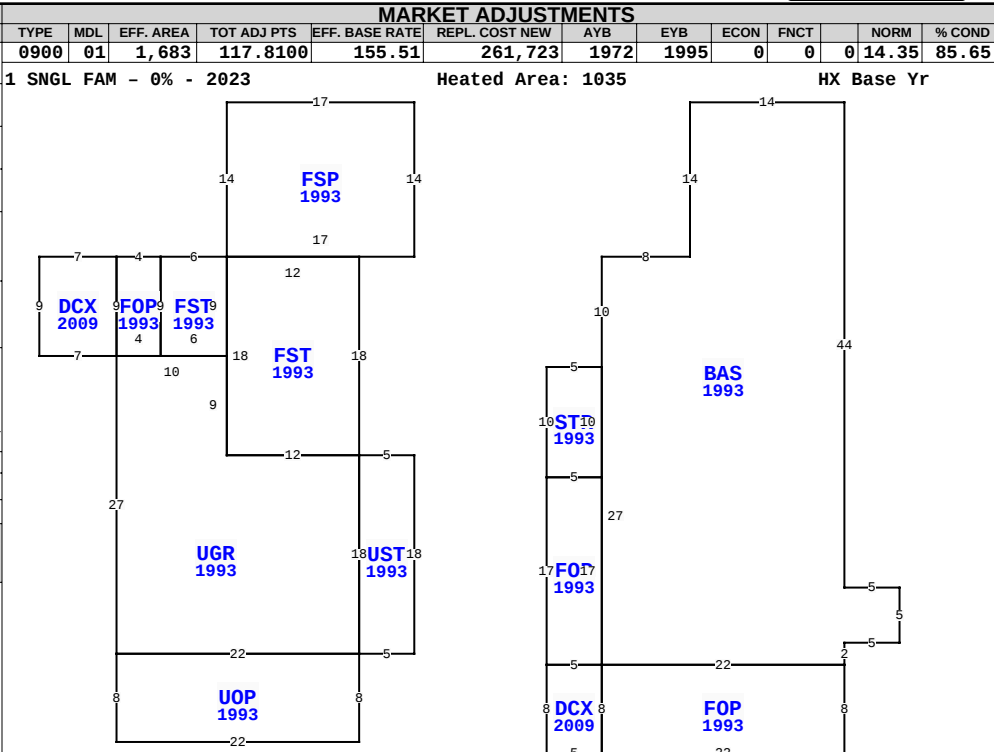
NEIGHBORHOOD/LOC	1056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100	1993	1,035	137,856
DCX	40	15	2009	6	799
DCX	63	15	2009	9	1,199
FOP	36	30	1993	11	1,465
FOP	85	30	1993	26	3,463
FOP	176	30	1993	53	7,059
FSP	238	40	1993	95	12,653
FST	54	55	1993	30	3,996
FST	216	55	1993	119	15,850
STR	50	10	1993	5	666
TOTALS	2,745			1,683	224,166

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0	0 55 22	1,210.00
2	0410	ELEVATOR	0	0 0 0	1.00
3	1076	TRELLIS A	0	0 15 15	225.00
4	0462	ST/AL FNC	0	0 0 0	228.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	50.00	150.00	50.00



** This building has 13 Sub-Areas

1529 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/25/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU
ADJ R		ADJ UNIT PRICE		ORIG COND
6.50		6.50	100	1975
7.50		7.50	100	1990
10.00		10.00	100	2011

TOTAL OB/XF									
13,672									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	224,166		
TOTAL MARKET OB/XF VALUE	13,672		
TOTAL LAND VALUE - MARKET	950,000		
TOTAL MARKET VALUE	1,187,838		
SOH/AGL Deduction	379,521		
ASSESSED VALUE	808,317		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	808,317		
TOTAL JUST VALUE	1,187,838		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,027,355		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120314	H/AC	4,000	02/28/2012
20091763	REMODEL	17,600	12/28/2009
20041994	REPAIR/RRF	3,000	10/29/2004
5842B	REPAIR/RRF	7,000	02/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2611/0149	12/27/2022	SW	U	I	11	100	
GRANTOR: GAW EDWARD R JR							
GRANTEE: 1529 FLETCHER LLC							
1572/1795	6/20/2008	QC	Q	I	06	100	
GRANTOR: MCCARL LISA P							
GRANTEE: GAW EDWARD R JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=1993] W17S14 FST=[YR=1993] W6 FOP=[YR=1993] W4 DCX=[YR=2009] W7S9E7N9S\$9 UGR=[YR=1993] S27 UOP=[YR=1993] S8E22N8W22 \$ E22UST=[YR=1993] E5N18W5S18\$ N18 FST=[YR=1993] N18W12S18E12\$ W12N9W10 \$E4N9S\$9E6N9\$E17N14\$ PTR=E25 BAS=[YR=1993] S14W8S10 STR=[YR=1993] W5S10 FOP=[YR=1993] S17 DCX=[YR=2009] S8E5 FOP=[YR=1993] E22N8W22S8\$N8W5\$E5N17 W5\$E5N10\$ S27E22N2E5N5W5N44W14 \$ W25\$.									