



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	328	100	1993	328	45,338
FGR	516	55	1994	284	39,256
FOP	256	30	1993	77	10,643
FST	60	55	1993	33	4,561
FST	144	55	1993	79	10,920
FUS	1,272	100	1993	1,272	175,821
UCP	600	20	1993	120	16,587
UEP	112	60	1993	67	9,261
UOP	104	20	1993	21	2,902

TOTALS	3,392			2,281	315,288
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	2,234.00	SF	6.50
2	0810	CONCRETE A	0	100	31	15	465.00	SF	6.50
3	0820	WOOD WALK	0	100	20	2	40.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	100.00	150.00	100.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,281	112.1610	177.21	404,216	1978	1980		0	0	22.00	78.00
1 SFR CUST - 100% - 1995												
Heated Area: 1600												
HX Base Yr 1995												

1543 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	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	0810	CONCRETE A	0	100	0	0	2,234.00	SF	6.50	6.50	100	1978	1978	3	28	4,066	
2	0810	CONCRETE A	0	100	31	15	465.00	SF	6.50	6.50	100	1978	1978	3	28	846	
3	0820	WOOD WALK	0	100	20	2	40.00	SF	11.75	11.75	100	1990	1990	3	40	188	

TOTAL OB/XF												
5,100												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,288	
TOTAL MARKET OB/XF VALUE		5,100	
TOTAL LAND VALUE - MARKET		1,425,000	
TOTAL MARKET VALUE		1,745,388	
SOH/AGL Deduction		1,489,189	
ASSESSED VALUE		256,199	
TOTAL EXEMPTION VALUE		HX HB WX SX 105,722	
BASE TAXABLE VALUE		150,477	
TOTAL JUST VALUE		1,745,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,506,524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011639	REROOF	1,000	07/19/2001
2004506	REMODEL	30,000	12/12/2000
20003718	REROOF	2,240	08/15/2000
6408	REPAIR/RRF	800	03/11/1991
BP 4156	N/A	4,200	02/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/48	8/29/2024	QC	U	I	11	100
GRANTOR: JONES FAY						
GRANTEE: JONES DOUGLAS R & R						
2045/0506	4/27/2016	QC	U	I	11	100
GRANTOR: JONES FAY ET AL						
GRANTEE: JONES DOUGLAS & REG						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W9 UCP=[YR=1993] W22 BAS=[YR=1993] W18 FST=[YR=1993] W5FGR=[YR=1994] W19S24E24N12W5N12\$ S12 E5 N12 \$ S24 E5 UOP=[YR=1993] E13 N8 W13 S8 \$ N8 E13 N16 \$ S24 E31 N8 W9 N16 \$ S16 E9 N16 \$ PTR= E15 FUS=[YR=1993] E73 S16 FOP=[YR=1993] S8W32 UEP=[YR=1993] W14 N8 E14 S8 \$ N8E32 \$ W46 S8 W5 N8 W14 S8 W8 N24 \$ W15 \$.									