



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	1,536	100	1993	1,536	209,713
FOP	30	30	1993	9	1,228
UGR	600	45	1993	270	36,864
UST	936	45	1993	421	57,480

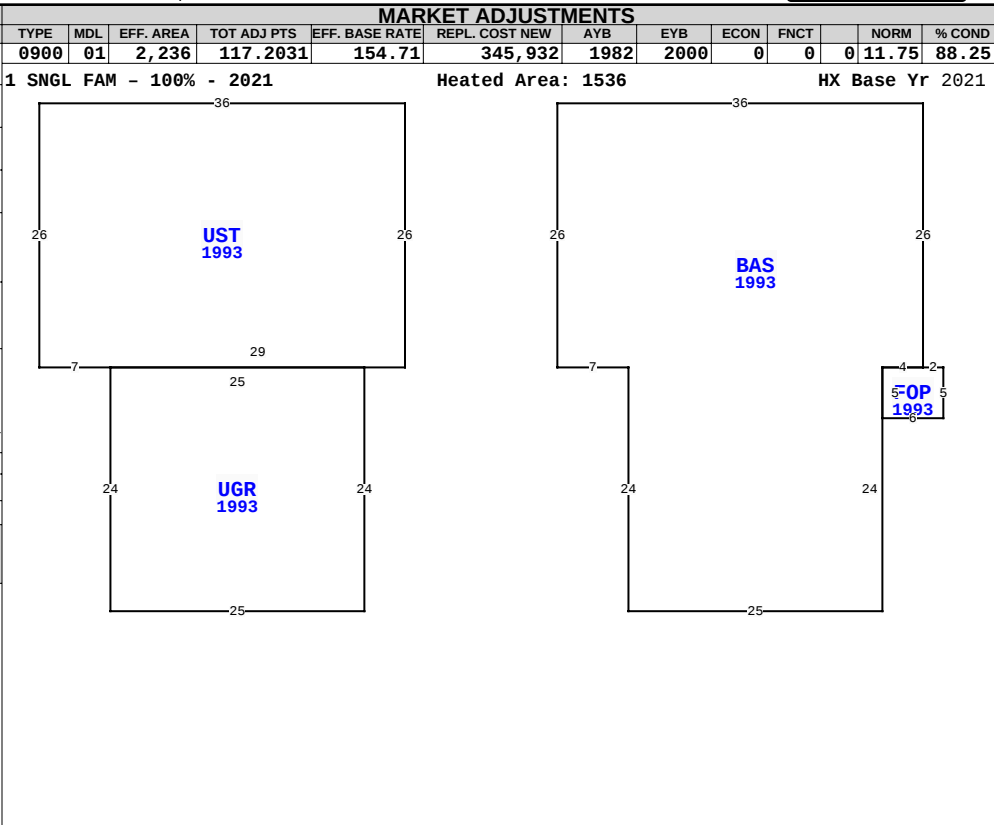
TOTALS	3,102			2,236	305,285
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	49	980	
2	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	1982	1982	3	35	910	
3	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50	6.50	100	1982	1982	3	35	1,251	
4	1241	WD DECK G	0	100	0	0	1,154.00	UT	23.00	23.00	100	2006	2006	3	40	10,617	
5	1241	WD DECK G	0	100	4	13	52.00	UT	11.50	11.50	100	2006	2006	3	40	239	
6	0810	CONCRETE A	0	100	0	0	675.00	SF	6.50	6.50	100	1985	1985	3	44	1,931	
7	0820	WOOD WALK	0	100	0	0	595.00	SF	11.75	11.75	100	2006	2006	3	40	2,797	
8	1076	TRELLIS A	0	100	20	11	220.00	SF	7.50	7.50	100	2006	2006	3	40	660	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							



1717 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		305,285	
TOTAL MARKET OB/XF VALUE		19,385	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		774,670	
SOH/AGL Deduction		280,016	
ASSESSED VALUE		494,654	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		443,932	
TOTAL JUST VALUE		774,670	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		761,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070969	REPAIR/RRF	800	06/01/2007
20070448	GAS	350	03/14/2007
20070411	REPAIR/RRF	24,261	03/08/2007
20060114	REMODEL	30,000	01/08/2006
20053233	DEMOLITION	1,000	12/22/2005
20052926	REMODEL	3,000	10/27/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2784/642	4/30/2025	WD	Q	I	01
GRANTOR: HENDRICKSON JOHN CLIF					SALE PRICE
GRANTEE: MEADE MATTHEW & KAT					
2568/0775	6/07/2022	LE	U	I	11
GRANTOR: MACE JANE WETHERBY &					100
GRANTEE: HENDRICKSON LOREN J					

BUILDING NOTES					
BUILDING DIMENSIONS					
UST=[YR=1993] W36 S26 E7 UGR=[YR=1993] S24 E25 N24 W25 \$ E29 N26 \$ PTR= E15 BAS=[YR=1993] E36 S26 FOP=[YR=1993] E2 S5 W6 N5 E4 \$ W4 S24 W25 N24 W7 N26 \$ W15 \$.					