



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	701	100	1997	701	105,065
FGR	440	55	1997	242	36,270
FOP	99	30	1997	30	4,496
FOP	248	30	1997	74	11,091
FUS	1,110	100	1997	1,110	166,365
FUS	1,110	100	1997	1,110	166,365

TOTALS	3,708			3,267	489,652
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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	1,144.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50
3	1241	WD DECK G	0	100	8	31	248.00	UT	15.53
4	1241	WD DECK G	0	100	8	13	104.00	UT	11.50
5	1241	WD DECK G	0	100	8	13	104.00	UT	11.50
6	1241	WD DECK G	0	100	0	0	467.00	UT	15.53
7	0416	DUNEWALKS	0	100	0	0	404.00	SF	15.00
8	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100	0006	R-1	50.00	198.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,267	109.3512	172.77	564,440	1997	1997		0	0	13.25
1 SFR CUST - 100% - 1998											
Heated Area: 2921											
HX Base Yr 1998											

1742 N FLETCHER AVE, FERNANDINA BEACH					BLD DATE					LGL DATE		04/24/2025	MLU
					XF DATE					LAND DATE			
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBX/F MKT VALUE	NOTES			
1,144.00	SF	6.50	6.50	100	1997	1997	3	72	5,354				
122.00	SF	6.50	6.50	100	1997	1997	3	72	571				
248.00	UT	15.53	15.53	100	1997	1997	3	24	924				
104.00	UT	11.50	11.50	100	1997	1997	3	24	287				
104.00	UT	11.50	11.50	100	1997	1997	3	24	287				
467.00	UT	15.53	15.53	100	1997	1997	3	24	1,740				
404.00	SF	15.00	15.00	100	1997	1997	3	20	1,212				
1.00	UT	10,000.00	10,000.00	100	1997	1997	3	100	10,000				
1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765				

TOTAL OB/XF											
23,140											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		489,652	
TOTAL MARKET OB/XF VALUE		23,140	
TOTAL LAND VALUE - MARKET		1,187,500	
TOTAL MARKET VALUE		1,700,292	
SOH/AGL Deduction		1,178,813	
ASSESSED VALUE		521,479	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		470,757	
TOTAL JUST VALUE		1,700,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,290,954	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10247B	XFOB	3,070	01/14/1997
10129B	XFOB	10,700	11/11/1996
9871B	NEW CONSTR	144,504	06/14/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0347/0023	10/01/1981	WD	Q	V	
					38,500
GRANTOR:					
GRANTEE:					
0307/0745	1/01/1980	MS	U	I	
					75,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1997] W31 S8 BAS=[YR=1997] S18 FGR=[YR=1997] S22 E20 FOP=[YR=1997] E11 N9 W11 S9 \$ N22 W20 \$ E20 S13 E11 N31 W31 \$ E31 N8 \$ PTR= E15 FUS=[YR=1997] E31 S30 W13 S10 W18 N40 \$ W15 \$ PTR= E65 FUS=[YR=1997] E31 S30 W13 S10 W18 N40 \$ W65 \$.									