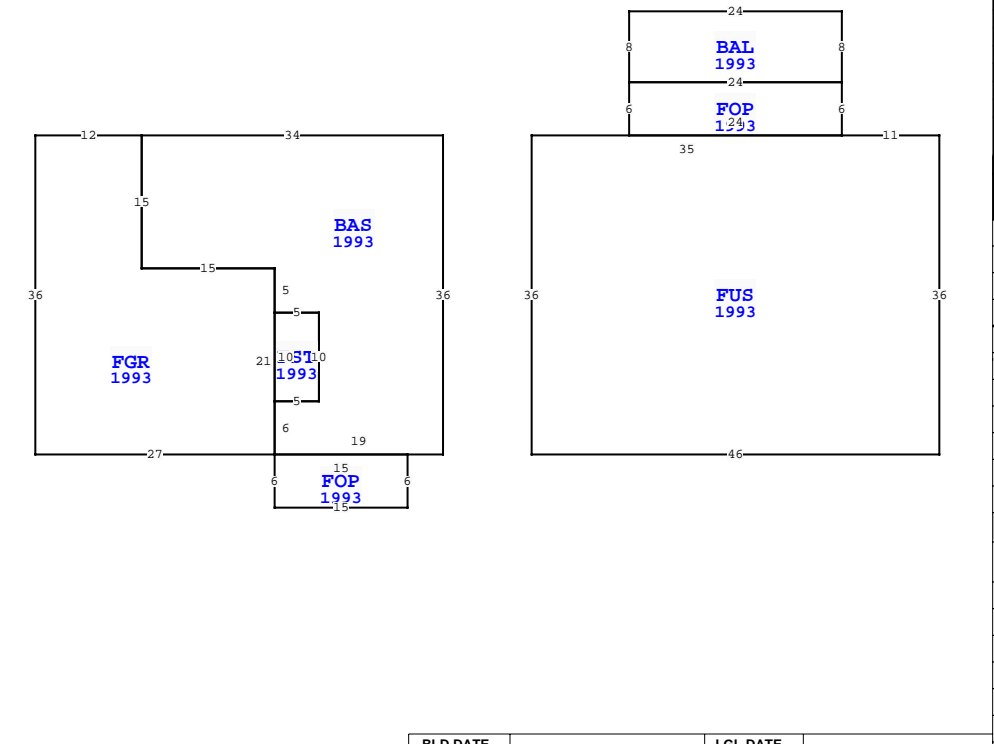


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,053	113.7948	179.80	548,929	1986	2000		0	0	11.50	88.50
1 SFR CUST - 100% - 2020 Heated Area: 2515 HX Base Yr 2020												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			485,802
TOTAL MARKET OB/XF VALUE			26,488
TOTAL LAND VALUE - MARKET			1,425,000
TOTAL MARKET VALUE			1,937,290
SOH/AGL Deduction			575,351
ASSESSED VALUE			1,361,939
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,311,217
TOTAL JUST VALUE			1,937,290
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,728,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100472	ALUM. FENCE	4,975	03/19/2010
20100096	LOWER DECK & REPA	6,500	01/21/2010
20091757	REMODEL	200	12/28/2009
20091738	GAS PIPE FOR FP	625	12/22/2009
20091731	DOOR & WINDOWS	6,500	12/21/2009
20091669	WIRING FOR AC UNI	500	12/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1604/1872	2/09/2009	WD Q	Q	I	01	875,000
GRANTOR: BOWEN WILLIAM B & DAN						
GRANTEE: JAY DONALD W & MARY						
1564/1178	5/02/2008	WD Q	Q	I	01	100
GRANTOR: BOWEN DANA LARSON						
GRANTEE: BOWEN DANA L & WILL						

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	0416	DUNEWALKS	0 100	118 4	472.00	SF	15.00	15.00	100	1986	1986	3	20	1,416	
2	0416	DUNEWALKS	0 100	48 4	192.00	SF	15.00	15.00	100	2007	2007	3	27	778	
3	0855	CONC PAVER	0 100	0 0	1,615.00	SF	10.00	10.00	100	2010	2010	3	90	14,535	
4	0855	CONC PAVER	0 100	13 4	52.00	SF	10.00	10.00	100	2010	2010	3	90	468	
5	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
6	1242	WD DECK A	0 100	14 50	700.00	SF	10.00	10.00	100	2010	2010	3	40	2,800	
7	1242	WD DECK A	0 100	4 3	12.00	SF	10.00	10.00	100	2010	2010	3	40	48	
8	0462	ST/AL FNC	0 100	197 4	788.00	SF	10.00	10.00	100	2010	2010	3	56	4,413	

1864 S FLETCHER AVE, FERNANDINA BEACH  
 BLD DATE: 05/07/2025 MLU  
 XF DATE: \_\_\_\_\_  
 INC DATE: \_\_\_\_\_

BUILDING NOTES									
BAS=[YR=1993] W34 FGR=[YR=1993] W12S36E27 FOP=[YR=1993] S6E15N6W15\$ N21W15N15\$ S15E15S5FST=[YR=1993] S10E5N10W5\$ E5 S10W5S6E19N36\$ PTR=E10 FUS=[YR=1993] S36E46N36W11 FOP=[YR=1993] N6 BAL=[YR=1993] N8W24S8E24\$W24S6E24 \$W35\$ W10\$.									

TOTAL OB/XF																26,488								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000120	C	RES OCEAN	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS																								
---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--