



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

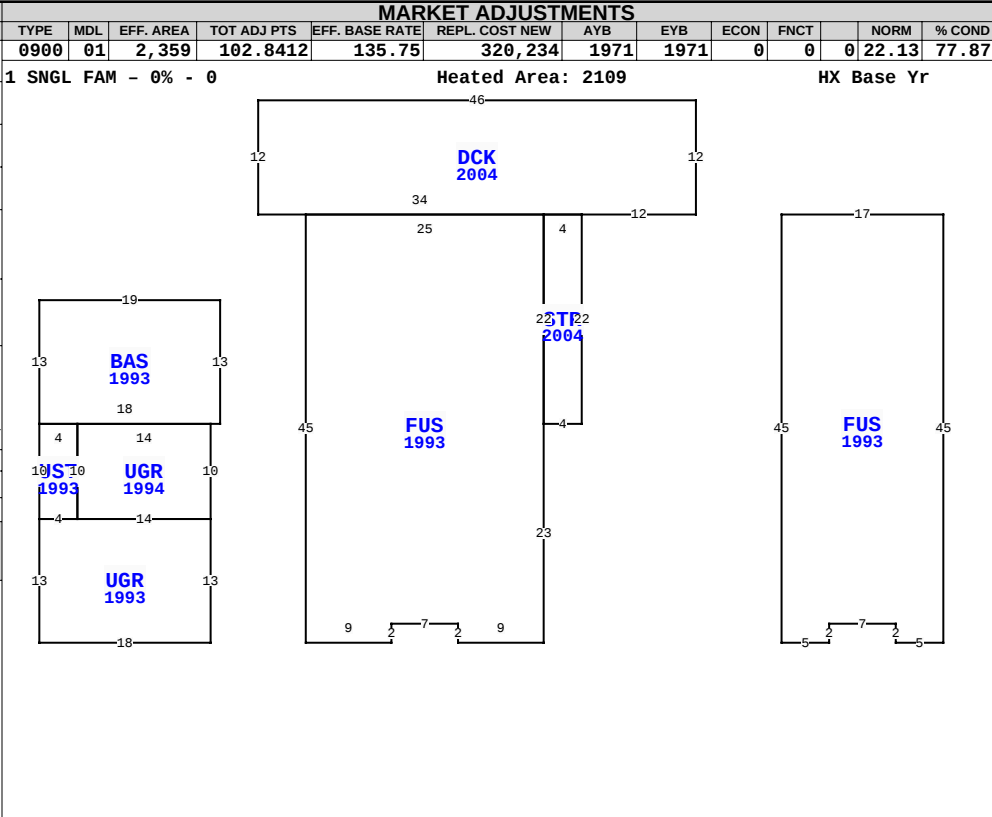
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100	1993	247	26,110
DCK	552	10	2004	55	5,814
FUS	751	100	1993	751	79,387
FUS	1,111	100	1993	1,111	117,442
STR	88	10	2004	9	952
UGR	234	45	1993	105	11,100
UGR	140	45	1994	63	6,659
UST	40	45	1993	18	1,903

TOTALS	3,163			2,359	249,366
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	2,939.00	SF	7.00
2	1131	REINFR	8	0	0	13	78.00	SF	6.30
3	1131	REINFR	8	0	0	41	328.00	SF	6.30
4	1241	WD DECK	G	0	0	3	51.00	UT	11.50
5	1241	WD DECK	G	0	0	0	410.00	UT	11.50
6	1134	LANDSCP	BL	0	0	0	170.00	SF	3.90

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	0	0006	R-3	75.00	200.00	75.00



1896 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 2				
BUILDING MARKET VALUE					Tax Dist:				
TOTAL MARKET OB/XF VALUE					249,366				
TOTAL LAND VALUE - MARKET					23,811				
TOTAL MARKET VALUE					1,425,000				
SOH/AGL Deduction					59,300				
ASSESSED VALUE					1,638,877				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,638,877				
TOTAL JUST VALUE					1,698,177				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					1,498,716				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171311	REMODEL	90,000	05/02/2017
20100529	H/AC	4,000	03/31/2010
20081571	REPLACE SIDING	60	10/13/2008
20052651	NEW ROOF SYSTEM	7,000	09/15/2005
20034350	REBUILD DECK	7,000	12/23/2003
7608	REPAIR/RRF	10,800	03/30/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2442/1597	12/30/2020	SW	U	I	11	100			
GRANTOR:MURPHY PAULA H REV TR									
GRANTEE:MURPHY PAULA H 2020									
2441/0502	12/30/2020	SW	U	I	16	100			
GRANTOR:MURPHY LEIF M REVOCAB									
GRANTEE:MURPHY LEIF M 2020									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FUS=[YR=1993] N23 STR=[YR=2004] E4N22 DCK=[YR=2004] E12N12W46S12E34\$W4S22\$ N22W25S45E9N2E7S2E9\$ PTR=W35 UGR=[YR=1993] N13 UGR=[YR=1994] N10 BAS=[YR=1993] E1N13W19S13E18\$W14S10 E14\$W14UST=[YR=1993] N10W4S10E4\$W4 S13E18\$ E35\$ PTR=E25 FUS=[YR=1993] N45E17S45W5N2W7S2W5\$ W25\$.									

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	0	0006	R-3	75.00	200.00	75.00