

LOT 53  
IN OR 1389/1925  
EX ESMT IN OR 610/647

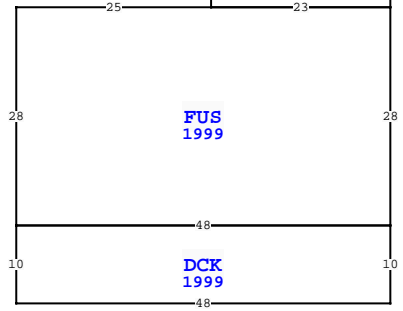
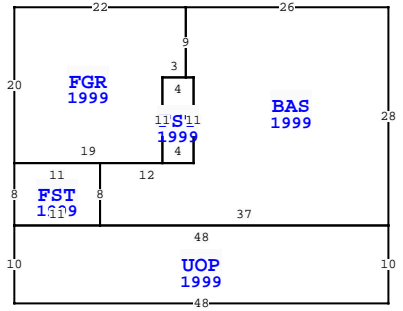
RACKLEY CLAUDE & BARBARA K  
1201 HANOVER ST  
FREDERICKSBURG, VA 22401

2025

00-00-31-1460-0053-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
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		
0900	01	2,609	116.4240	153.68	400,951	1999	1999	0	0	12.00	88.00		
1 SNGL FAM - 0% - 0 Heated Area: 2149 HX Base Yr													



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	805	100	1999	805	108,867
DCK	202	10	1999	20	2,705
DCK	480	10	1999	48	6,492
FGR	407	55	1999	224	30,293
FST	44	55	1999	24	3,245
FST	88	55	1999	48	6,492
FUS	1,344	100	1999	1,344	181,760
UOP	480	20	1999	96	12,983
TOTALS	3,850			2,609	352,837

1903 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	LGL DATE	03/10/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	2,442.00	SF	6.50	6.50	100	1999	1999	3	75	11,905	
3	0855	CONC PAVER	0	0	0	0	197.00	SF	10.00	10.00	100	2006	2006	3	86	1,694	
4	0810	CONCRETE A	0	0	0	0	52.00	SF	6.50	6.50	100	1999	1999	3	75	254	

TOTAL OB/XF 16,688

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	R-3	75.00	125.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	Tax Group: 2		STANDARD	
BUILDING MARKET VALUE	Tax Dist:		352,837	
TOTAL MARKET OB/XF VALUE			16,688	
TOTAL LAND VALUE - MARKET			562,500	
TOTAL MARKET VALUE			932,025	
SOH/AGL Deduction			151,319	
ASSESSED VALUE			780,706	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			780,706	
TOTAL JUST VALUE			932,025	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			761,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120410	FOUNDATION	24,000	03/13/2012
20101477	REPLACE DUCTWORK	2,200	09/01/2010
20080263	GAS	1,200	02/21/2008
20062197	REPLACE ENTRY DOO	803	09/21/2006
990308	NEW CONSTR	133,324	04/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1925	2/17/2006	WD	Q	I		730,000
GRANTOR: CAUSIER JAMES H						
GRANTEE: RACKLEY CLAUDE & BA						
0763/1915	6/27/1996	WD	Q	V		57,000
GRANTOR: FOSTER PATRICK M						
GRANTEE: CAUSIER JAMES H						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1999] W26 FGR=[YR=1999] W22 S20 FST=[YR=1999] S8 UOP=[YR=1999] S10 E48 N10 W48\$ E11 N8 W11\$ E19 FST=[YR=1999] E4 N11 W4 S11\$ N11 E3 N9\$ S9 E1 S11 W12 S8 E37 N28\$ PTR=E20 FUS=[YR=1999] E25 DCK=[YR=1999] N6 E7 N4 E16 S10 W23\$ E23 S28 DCK=[YR=1999] S10 W48 N10 E48\$ W48 N28\$ W20\$ .