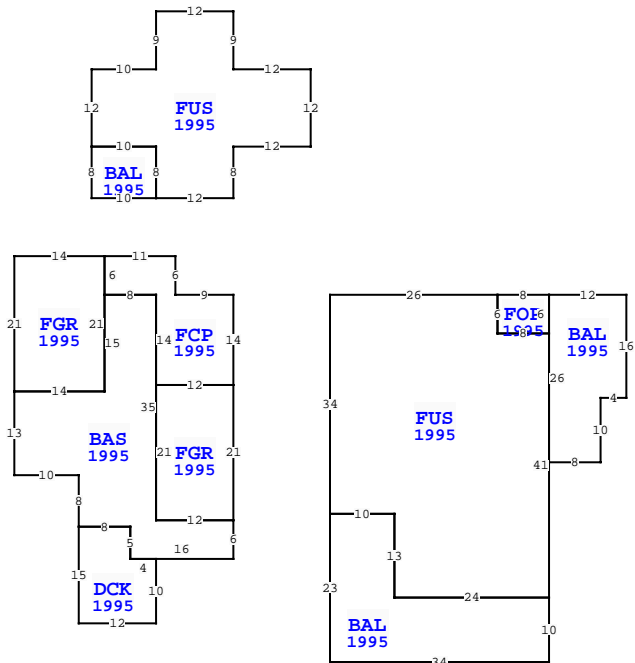




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	12	HARDWOOD 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		4 100	
Frame	02	WOOD FRAME 100	
Stories	2.5	2.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	80	15	1995
BAL	272	15	1995
BAL	470	15	1995
BAS	594	100	1995
DCK	160	10	1995
FCP	234	25	1995
FGR	252	55	1995
FGR	294	55	1995
FOP	48	30	1995
FUS	612	100	1995
TOTALS	4,436		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0								
Heated Area: 2626						HX Base Yr					



** This building has 11 Sub-Areas

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

1899 S 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			489,171
TOTAL MARKET OB/XF VALUE			20,340
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			1,259,511
SOH/AGL Deduction			199,106
ASSESSED VALUE			1,060,405
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,060,405
TOTAL JUST VALUE			1,259,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			999,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061861	REMOVE 1 DEAD TRE	0	08/07/2006
20052912	WINDOW & AWNINGS	4,000	10/25/2005
9750	ADDITION	5,000	04/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/130	9/18/2024	QC	U	I	11	218,000

GRANTOR: GIAKAS WILLIAM J & DE	
GRANTEE: GIAKAS DENISE DEAND	
2303/1912	9/13/2019
WD	Q I 02
GRANTOR: FRIEDLANDER SCOTT & B	
GRANTEE: GIAKAS WILLIAM J &	

BUILDING NOTES	

BUILDING DIMENSIONS	
FCP=[YR=1995] W9 N6 W11 FGR=[YR=1995] W14 S21 BAS=[YR=1995] S13 E10 S8 DCK=[YR=1995] S15 E12 N10 W4 N5 W8 \$ E8 S5 E16 N6 FGR=[YR=1995] N21 W12 S21 E12 \$ W12 N35 W8 S15 W14 \$ E14 N21 \$ S6 E8 S14 E12 N14 \$ PTR= E15 FUS=[YR=1995] E26 FOP=[YR=1995] E8 BAL=[YR=1995] E12 S16 W4 S10 W8 N26 \$ S6 W8 N6 \$ S6 E8 S41 BAL=[YR=1995] S10 W34 N23 E10 S13 E24 \$ W24 N13 W10 N34 \$ W15 \$ PTR= N15 FUS=[YR=1995] N8 E12 N12 W12 N9 W12 S9 W10 S12 BAL=[YR=1995] S8 E10 N8 W10 \$ E10 S8 E12 \$ S15 \$.	

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	0810	CONCRETE A	0	0	0	4,000.00	SF	6.50	6.50	100	1995	1995	3	68	17,680	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	

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	100.00	125.00	100.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	750,000							