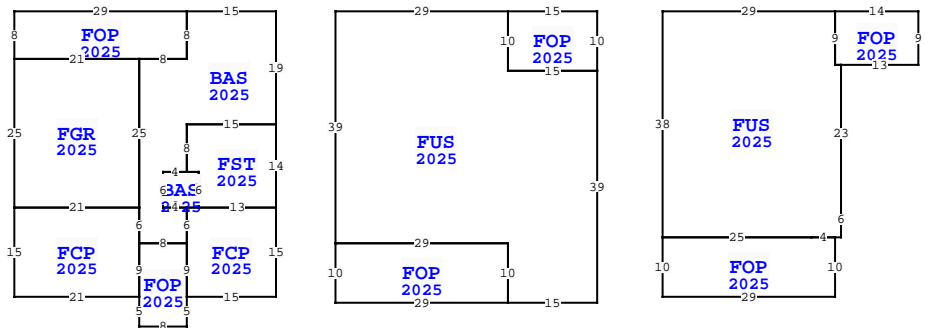


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	3.	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		
1	SFR CUST	- 0%	- 2025										



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,881,597		
TOTAL MARKET OB/XF VALUE	52,212		
TOTAL LAND VALUE - MARKET	562,500		
TOTAL MARKET VALUE	2,496,309		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,496,309		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,496,309		
TOTAL JUST VALUE	2,496,309		
NCON VALUE	1,933,809		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	408,000		

Quality	02	Quality Level 02			
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	36	100	2025	36	15,804
BAS	509	100	2025	509	223,456
FCP	225	25	2025	56	24,585
FCP	315	25	2025	79	34,682
FGR	525	55	2025	289	126,874
FOP	112	30	2025	34	14,926
FOP	126	30	2025	38	16,682
FOP	150	30	2025	45	19,755
FOP	232	30	2025	70	30,731
FOP	290	30	2025	87	38,194
TOTALS	5,855			4,286	1,881,597

** This building has 14 Sub-Areas

1819 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0558	NEW POOL	129,000	10/25/2024
20211132	NEW CONSTR	0	03/25/2022
5418	NEW CONSTR	61,130	06/15/1989
2021-1132			
2023-0449	COC-KLT CONSTRUCT		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1311	6/24/2024	WD	Q	I	01	2,825,000
GRANTOR: 1819 SOUTH FLETCHER L						
GRANTEE: DALTON NOEL WYNDHAM						
2021/1628	12/31/2015	TD	Q	V	01	250,000
GRANTOR: LASSERRE ELMER EUGENE						
GRANTEE: 1819 SOUTH FLETCHER						

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	0855	CONC PAVER	0	0	0	3,061.00	SF	10.00	10.00	100	2025	2024		100	30,610	
2	0475	VF 4 SBPL	0	0	0	93.00	LF	14.00	14.00	100	2025	2024		100	1,302	
3	0600	SUMMER KIT	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
4	0409	ELEVATOR R	0	0	0	1.00	UT	15,300.00	15,300.00	100	2025	2024		100	15,300	

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=2025;ORIG=-30,0] E29 S10 E15 S39 W15 N10 W29 N39 \$	
FUS=[YR=2025;ORIG=25,0] E29 S9 E1 S23 S6 W1 W4 W25 N38 \$	
FGR=[YR=2025;ORIG=-84,8] E21 S25 W21 N25 \$	
BAS=[YR=2025;ORIG=-40,0] W15 S8 W8 S25 S6 E8 N6 W4 N6 E4 N8 E15 N19 \$	
FCP=[YR=2025;ORIG=-84,33] E21 S6 S9 W21 N15 \$	
FOP=[YR=2025;ORIG=-30,39] E29 S10 W29 N10 \$	
FOP=[YR=2025;ORIG=25,38] E25 E4 S10 W29 N10 \$	
FOP=[YR=2025;ORIG=-84,0] E29 S8 W8 W21 N8 \$	
FCP=[YR=2025;ORIG=-55,33] E2 E13 S15 W15 N9 N6 \$	
FST=[YR=2025;ORIG=-55,19] E15 S14 W13 N6 W2 N8 \$	
FOP=[YR=2025;ORIG=-1,0] E15 S10 W15 N10 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 52,212																								
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	CONSRV
1	000100	C	RES	0	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							