

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,508	113.5008	149.82	375,749	1996	2000	0	0	12.00	88.00		
1 SNGL FAM - 0% - 0 Heated Area: 2108 HX Base Yr													

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

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	1,543	100	1996	1,543	203,431
DCK	290	10	1996	29	3,824
DCK	341	10	1996	34	4,483
FGR	576	55	1996	317	41,794
FUS	565	100	1996	565	74,490
PTO	269	5	1996	13	1,714
STR	67	10	1996	7	923
TOTALS	3,651			2,508	330,659

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	0	2,896.00	SF	6.50	6.50	100	1996	1996	3	70	13,177	
2	0462	ST/AL FNC	0	0	0	0	174.00	SF	10.00	10.00	100	2000	2000	3	27	470	
3	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	1998	1998	3	20	18	

1737 S FLETCHER AVE, FERNANDINA BEACH														
TOTAL OB/XF														13,665

LAND DESCRIPTION																								
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-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	446,250							

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	446,250	Market:	0	Agricultural:	0	Common:	446,250
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				330,659
TOTAL MARKET OB/XF VALUE				13,665
TOTAL LAND VALUE - MARKET				446,250
TOTAL MARKET VALUE				790,574
SOH/AGL Deduction				61,297
ASSESSED VALUE				729,277
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				729,277
TOTAL JUST VALUE				790,574
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				709,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121968	RE-ROOF 30YR SHNG	8,240	09/25/2012
20110137	REMODEL	5,500	02/01/2011
969847	NEW CONSTR	120,255	06/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1641	5/29/2008	WD Q	Q	I	01	100

GRANTOR: WAECHTER THOMAS C & D
GRANTEE: WAECHTER THOMAS C T
1533/0647 10/31/2007 WD Q I 780,000
GRANTOR: VINSON KEITH A
GRANTEE: WAECHTER THOMAS C &

BUILDING NOTES													
BAS=[YR=1996] W15 FGR=[YR=1996] N24 W24 S19 PTO=[YR=1996] W10 S23 E10 N5 E3 N13 W3 N5 \$ S5 E24 \$ W21 S13 W3 S27 E13 S2													
DCK=[YR=1996] S10 E8 S3 E9 N3 E9 N7 E3 N8 W3 S3 W15 S2 W11\$ E11 N2 E15 N40\$ PTR= E15 FUS=[YR=1996] E15 S6 E7 N6 E17 S15													
DCK=[YR=1996] S5 STR=[YR=1996] E4 S10 W13 N3 E9 N7\$ S7 W26 N10 E11 N2 E15\$ W15 S2 W11 N2 W13 N15\$ W15 \$.													

BUILDING DIMENSIONS													
BAS=[YR=1996] W15 FGR=[YR=1996] N24 W24 S19 PTO=[YR=1996] W10 S23 E10 N5 E3 N13 W3 N5 \$ S5 E24 \$ W21 S13 W3 S27 E13 S2													
DCK=[YR=1996] S10 E8 S3 E9 N3 E9 N7 E3 N8 W3 S3 W15 S2 W11\$ E11 N2 E15 N40\$ PTR= E15 FUS=[YR=1996] E15 S6 E7 N6 E17 S15													
DCK=[YR=1996] S5 STR=[YR=1996] E4 S10 W13 N3 E9 N7\$ S7 W26 N10 E11 N2 E15\$ W15 S2 W11 N2 W13 N15\$ W15 \$.													