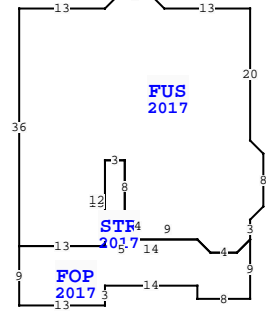
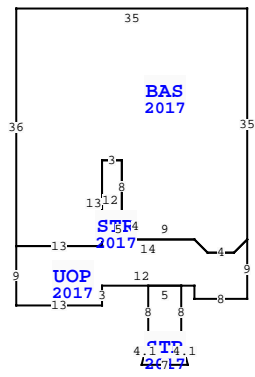
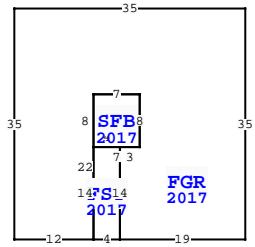


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SFR	CUST	- 0%	- 0								



Quality	06	Quality Level 06			
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	1,206	100	2017	1,206	275,403
FGR	1,113	55	2017	612	139,757
FOP	275	30	2017	82	18,726
FST	56	55	2017	31	7,079
FUS	1,240	100	2017	1,240	283,167
SFB	56	80	2017	45	10,276
STR	44	10	2017	4	914
STR	44	10	2017	4	914
STR	64	10	2017	6	1,370
UOP	275	20	2017	55	12,560
TOTALS	4,373			3,285	750,165

1715 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	750,165		
TOTAL MARKET OB/XF VALUE	48,573		
TOTAL LAND VALUE - MARKET	525,000		
TOTAL MARKET VALUE	1,323,738		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,323,738		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,323,738		
TOTAL JUST VALUE	1,323,738		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,213,622		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163392	CO ISSUED	0	12/28/2017
20163392	NEW CONSTR	348,599	12/12/2016
20081144	DEMOLITION	5,800	07/09/2008
9022	REMODEL	4,000	04/21/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0327	2/22/2023	WD	U	I	11	100
GRANTOR: ENDSLEY CHAD C & ALEX						
GRANTEE: ENDSLEY TRUST NO 20						
2391/1033	9/10/2020	WD	Q	I	01	1,135,000
GRANTOR: DORMAN CHRISTOPHER K						
GRANTEE: ENDSLEY CHAD C & AL						

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	0812	CONCRETE C	0	0	0	0	1,793.00	SF	4.00	4.00	100	2017	2017	3	96	6,885	
2	0861	POOL GUNIT	0	0	0	0	400.00	SF	85.00	85.00	100	2020	2020		90	30,600	
3	0857	SANDSTONE/	0	0	0	0	700.00	SF	16.00	16.00	100	2020	2020		99	11,088	
TOTAL OB/XF																48,573	

BUILDING NOTES	
FGR=[YR=2017] W35 S35 E12 FST=[YR=2017] N14 SFB=[YR=2017] N8 E7 S8 W7\$ E4 S14 W4\$ N22 E7 S8 W3 S14 E19 N35\$ PTR=E15	
BAS=[YR=2017] E35 S35 UOP=[YR=2017] S9 W8 N2 W2 STR=[YR=2017] S8 R1 D4 W7 U4 R1 N8 E5\$ W12 S3 W13 N9 E13 N1	
STR=[YR=2017] E5 N4 W2 N8 W3 S12\$ E14 D2 R2 E4 U2 R2 \$ D2 L2 W4 U2 L2 W9 N4 W2 N8 W3 S13 W13 N36\$ W15\$ PTR=E65	
FUS=[YR=2017] E13 U2 R2 E5 D2 R2 E13 S20 D2 R2 S8 D2 L2 S3 FOP=[YR=2017] S9 W8 N2 W14 S3 W13 N9 E13 N1	
STR=[YR=2017] N12 E3 S8 E2 S4 W5\$ E14 D2 R2 E4 U2 R2 \$ D2 L2 W4 U2 L2 W9 N4 W2 N8 W3 S13 W13 N36\$ W65\$.	

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-1	70.00	125.00	70.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	525,000							