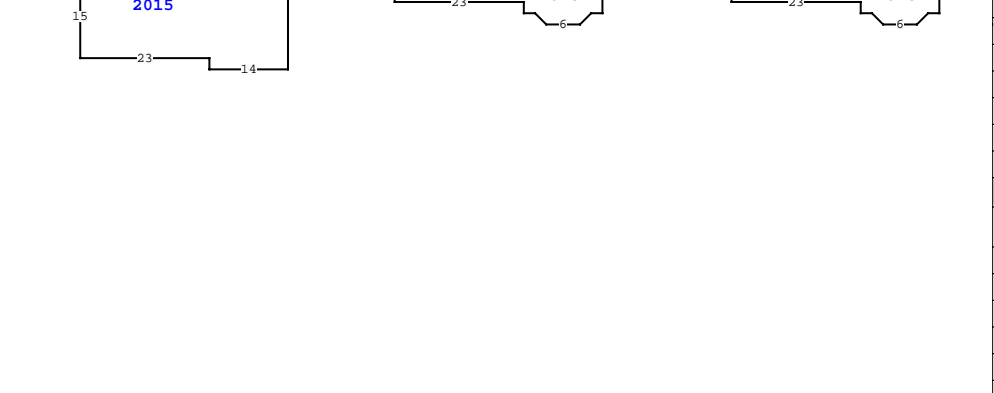


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 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	
1	SFR CUST	- 100%	- 2019									



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,034,586		
TOTAL MARKET OB/XF VALUE	85,392		
TOTAL LAND VALUE - MARKET	446,250		
TOTAL MARKET VALUE	1,566,228		
SOH/AGL Deduction	552,490		
ASSESSED VALUE	1,013,738		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	963,016		
TOTAL JUST VALUE	1,566,228		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,456,150		

Quality		04 Quality Level 04			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		SMTL AREA 01			
NEIGHBORHOOD/LOC 1057.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	711	100	2015	711	156,375
FGR	995	55	2015	547	120,306
FOP	210	30	2015	63	13,857
FOP	407	30	2015	122	26,833
FOP	470	30	2015	141	31,011
FOP	488	30	2015	146	32,111
FOP	536	30	2015	161	35,410
FST	24	55	2015	13	2,860
FUS	1,190	100	2015	1,190	261,726
FUS	1,432	100	2015	1,432	314,951
TOTALS	6,685			4,704	1,034,586

\*\* This building has 11 Sub-Areas  
1661 S FLETCHER AVE, FERNANDINA BEACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140900	CO ISSUED	0	08/18/2015
20150555	SWIM POOL	30,000	03/17/2015
20141845	MTLROOF	25,000	08/20/2014
20140900	NEW CONSTR	700,000	05/05/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/1184	5/24/2019	WD U		I	11	100

GRANTOR: WEAVER LAWRENCE E & G  
GRANTEE: WEAVER FAMILY TRUST  
1784/1964 3/23/2012 WD Q V 02 150,000  
GRANTOR: WIGGINS ROBERT L SR  
GRANTEE: WEAVER LAWRENCE E &

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2015	2015	3	96	3,840	
2	0861	POOL GUNIT	0	100	0	0	620.00	SF	127.50	127.50	100	2015	2015	3	75	59,288	
3	0855	CONC PAVER	0	100	0	0	555.00	SF	7.00	7.00	100	2015	2015	3	95	3,691	
4	1076	TRELLIS A	0	100	18	9	162.00	SF	7.50	7.50	100	2015	2015	3	75	911	
5	0855	CONC PAVER	0	100	0	0	1,401.00	SF	7.00	7.00	100	2015	2015	3	95	9,317	
6	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2015	2015	3	95	1,436	
7	0476	VF 6 SBPL	0	100	0	0	254.00	LF	32.00	32.00	100	2014	2014	3	85	6,909	

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

BUILDING NOTES												
BAS=[YR=2015] W9FOP=[YR=2015] N6W36S43E8 FGR=[YR=2015] S15E23S2E14N27 SFB=[YR=2015] N12W8S3W14S9E22S W22N9 W2 D2 L3 S7W10S10S N13W4N20E28 U4 R4 \$ D4 L4 W2S20E4S3E10N7 U2 R3 E16N3E8N15\$ PTR=E15 FUS=[YR=2015] E9N6 FOP=[YR=2015] N10E23S6 W5S4W18\$ E18N4E14S40 FOP=[YR=2015] S14W2 D2 L2 W6 U2 L2 W2N2W23N12 E5 D3 R2 E4 U3 R2 E24\$ W24 D3 L2 W4 U3 L2 W5N16W4N14\$ W15\$PTR= E75 FUS=[YR=2015] E3 FST=[YR=2015] E4S6W4 N6\$ S6E4N6 FOP=[YR=2015] N6E1N10E23 S7E9S6W16S3W17\$ E18N3E16S33 FOP=[YR=2015] S14W2 D2 L2 W6 U2 L2 W2N2W23N12E37\$ W37N16W4N14\$ W75\$.												

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	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	100		R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	446,250								