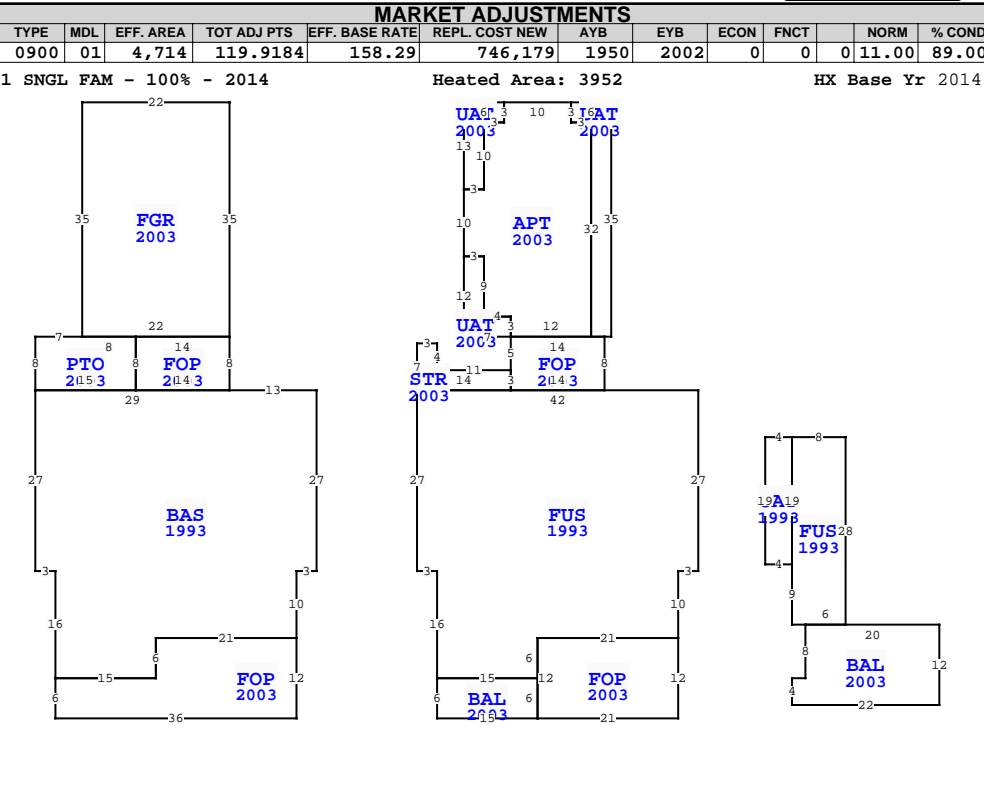




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floo	12 HARDWOOD 60
Interior Floo	19 MARBLE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	2.5 2.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1057.00
AREA TYPE	TOTAL GROSS AREA
APT	560 100 2003 560 78,891
BAL	90 15 2003 14 1,972
BAL	248 15 2003 37 5,213
BAS	1,584 100 1993 1,584 223,151
FGR	770 55 2003 424 59,732
FOP	112 30 2003 34 4,790
FOP	112 30 2003 34 4,790
FOP	252 30 2003 76 10,707
FOP	342 30 2003 103 14,511
FUS	224 100 1993 224 31,557
TOTALS	6,338 4,714 664,099



** This building has 17 Sub-Areas

1425 S FLETCHER AVE, FERNANDINA BEACH

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

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 2,000.00	2,000.00	100	1980	1980	3	44	880
2	0810	CONCRETE A	0	100	0	0		3,405.00	SF 6.50	6.50	100	2003	2003	3	82	18,149
3	0855	CONC PAVER	0	100	8	3		24.00	SF 10.00	10.00	100	2003	2003	3	82	197
4	0810	CONCRETE A	0	100	4	7		28.00	SF 6.50	6.50	100	2003	2003	3	82	149
5	0810	CONCRETE A	0	100	4	4		16.00	SF 6.50	6.50	100	2003	2003	3	82	85
6	0855	CONC PAVER	0	100	16	5		80.00	SF 10.00	10.00	100	2003	2003	3	82	656
7	0855	CONC PAVER	0	100	0	0		400.00	SF 10.00	10.00	100	2003	2003	3	82	3,280
8	0479	VF PICKET	0	100	0	0		107.00	LF 10.00	10.00	100	2003	2003	3	58	621
9	0477	VF 4 SLAT	0	100	0	0		28.00	LF 14.00	14.00	100	2003	2003	3	58	227
10	0476	VF 6 SBPL	0	100	0	0		260.00	LF 32.00	32.00	100	2003	2003	3	58	4,826

TOTAL OB/XF 29,070

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	0006	R-1	71.00	250.00	71.00	FF		1.00	1.00	7,500.00	7,500.00	532,500							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE	664,099		
TOTAL MARKET OB/XF VALUE	32,621		
TOTAL LAND VALUE - MARKET	532,500		
TOTAL MARKET VALUE	1,229,220		
SOH/AGL Deduction	584,051		
ASSESSED VALUE	645,169		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	594,447		
TOTAL JUST VALUE	1,229,220		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,120,133		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081530	REPAIR PLYWD/TILE	2,500	10/02/2008
20052470	REPAIRS TO DECKIN	2,000	08/17/2005
20021931	SFR REMODEL	0	11/12/2002
20021712	6' VINYL FENCE	2,000	10/03/2002
20021707	H/AC	8,000	10/02/2002
20021480	METAL ROOF	2,000	08/29/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1788/1929	4/17/2012	WD Q	Q	I	02	725,000

GRANTOR: SJUGGERUD STEPHEN D &
GRANTEE: COUNTRYMAN JOHN D &
1264/1104 10/08/2004 WD Q I 900,000
GRANTOR: JOHNSON DONALD E
GRANTEE: SJUGGERUD STEPHEN D

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2003] W22 S35 PTO=[YR=2003] W7 S8 BAS=[YR=1993] S27 E3 S16 FOP=[YR=2003] S6 E36 N12 W21 S6 W15 \$ E15 N6 E21 N10 E3 N27 W13 FOP=[YR=2003] N8 W14 S8 E14 \$ W29 \$ E15 N8 W8 \$ E22 N35 \$ PTR=E35 UAT=[YR=2003] S13 APT=[YR=2003] S10 UAT=[YR=2003] S12 E7 FOP=[YR=2003] S5 STR=[YR=2003] W11N4W3S7 FUS=[YR=1993] S27 E3S16 BAL=[YR=2003] S6E15 FOP=[YR=2003] E21N12W21S12\$ N6W15\$ E15N6E21 N10E3N27 W42\$ E14N3\$ S3E14N8 UAT=[YR=2003] E1N35W6S3E3S2E2\$ W14\$ N3W4N9W3\$ E3S9E4S3E12 N32W3N3 W10S3W3S10W3\$ E3N10E3N3W6\$ W35 \$ PTR =E80S50 UAT=[YR=1993] S19E4 FUS=[YR=1993] S9E2 BAL=[YR=2003] S8W2S4E22 N12W20\$ E6N28W8S19\$ N19W4\$ N50 W80\$.	

