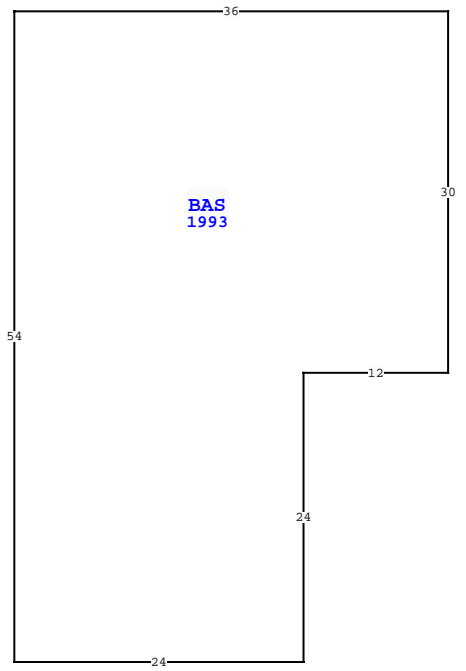


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,656	123.0000	162.36	268,868	1986	1990		0	0	17.00	83.00	
1 SNGL FAM - 0% - 0 Heated Area: 1656 HX Base Yr													



Quality	03	Quality Level 03			
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	1,656	100	1993	1,656	223,160
TOTALS	1,656			1,656	223,160

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE				223,160
TOTAL MARKET OB/XF VALUE				5,922
TOTAL LAND VALUE - MARKET				478,125
TOTAL MARKET VALUE				707,207
SOH/AGL Deduction				54,591
ASSESSED VALUE				652,616
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				652,616
TOTAL JUST VALUE				707,207
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				626,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040437	REROOF	3,000	03/04/2004
BP3385	NEW CONSTR	35,000	08/01/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1722	2/27/2024	SW	U	I	11	100
GRANTOR: SPARKADIAMOND LLC						
GRANTEE: MOSES ROBERT E & JU						
1909/1140	3/28/2014	WD	Q	I	01	286,000
GRANTOR: BARRY BRIAN S TRUSTEE						
GRANTEE: MOSES ROBERT E & JU						

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	1,500.00	SF	6.50	6.50	100	1987	1987	3	49.5	4,826	
2	1242	WD DECK A	0	0	7	168.00	SF	10.00	10.00	100	1987	1987	3	20	336	
3	1242	WD DECK A	0	0	20	380.00	SF	10.00	10.00	100	1988	1988	3	20	760	

1349 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/07/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W36 S54 E24 N24 E12 N30\$.													

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	75.00	125.00	75.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	478,125							