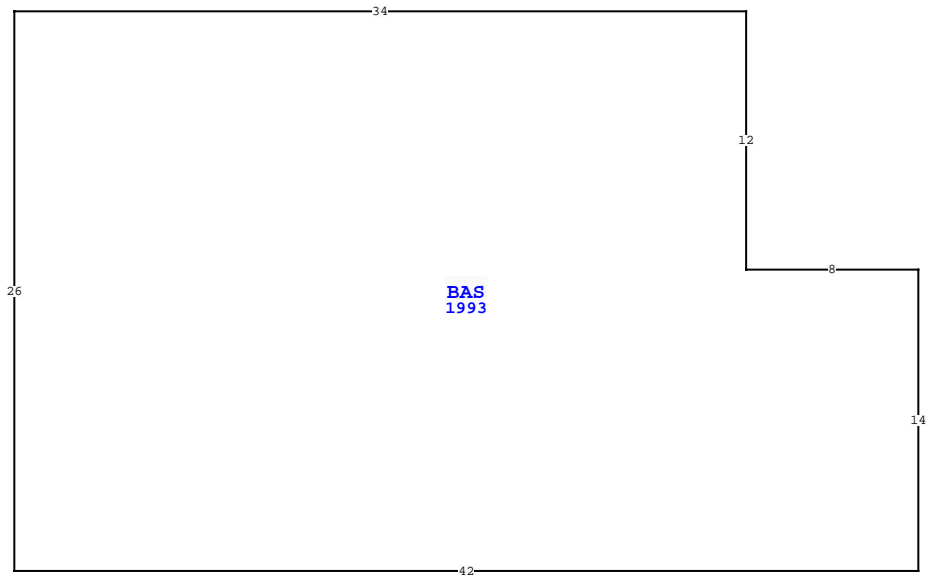


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 12 | HARDWOOD | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| BUD8 Adjustme | 02 | DIST FB | 100 |
| Occupancy | 00 | NONE | 100 |
| 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 |
| BAS | 996 | 100 | 1993 |
| TOTALS | 996 | | 996 |
| | | | 139,608 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 996 | 124.2000 | 163.94 | 163,284 | 1947 | 1995 | | 0 | 0 | 14.50 |
| 1 SNGL FAM - 100% - 1986 Heated Area: 996 HX Base Yr 1986 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 139,608 |
| TOTAL MARKET OB/XF VALUE | | | 3,754 |
| TOTAL LAND VALUE - MARKET | | | 478,125 |
| TOTAL MARKET VALUE | | | 621,487 |
| SOH/AGL Deduction | | | 506,010 |
| ASSESSED VALUE | | | 115,477 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 64,755 |
| TOTAL JUST VALUE | | | 621,487 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 544,735 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-------|------------|
| 20091097 | H/AC | 1,000 | 08/20/2009 |
| 20042192 | CHANGE METER CAN | 1,000 | 11/22/2004 |
| 20041716 | REROOF W/SHINGLES | 4,000 | 09/22/2004 |
| 5357 | REMODEL | 400 | 05/09/1989 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2767/498 | 2/16/2024 | LE U | | I | 11 | 100 |
| GRANTOR: TAYLOR LINDA K | | | | | | |
| GRANTEE: TAYLOR SCOTTIE | | | | | | |
| 447/12 | 2/27/1985 | WD U | | I | | 57,500 |
| GRANTOR: RODEFFER W D & ALINE | | | | | | |
| GRANTEE: TAYLOR LINDA K | | | | | | |

| 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 | 0858 | SCULP CONC | 0 | 100 | 0 | 300.00 | SF | 13.00 | 13.00 | 100 | 2001 | 2001 | 3 | 94 | 3,666 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 11 | 44.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 88 | |
| TOTALS | | | | | | | | | | | | | | | | |
| 1323 S FLETCHER AVE, FERNANDINA BEACH | | | | | | | | | | | | | | | | |
| BLD DATE: 05/07/2025 MLU | | | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=1993] W8 N12 W34 S26 E42 N14 \$. | |

| 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 | 100 | 0006 | R-1 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 0.85 | 7,500.00 | 6,375.00 | 478,125 | | | | | | | |