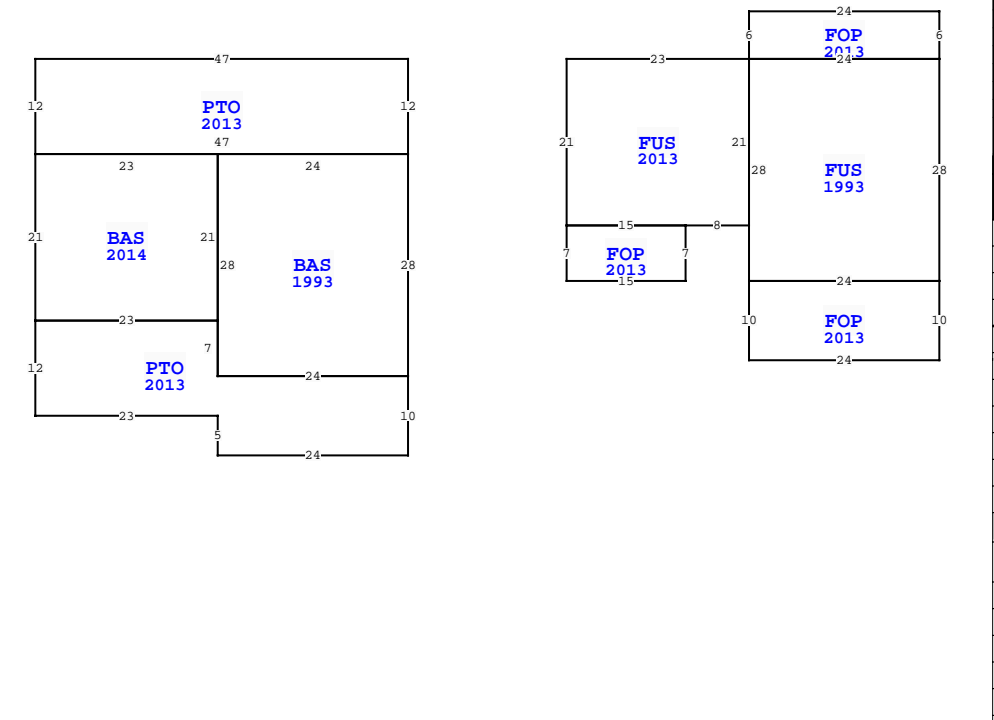


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	03 PLASTER 50
Interior Wall	05 DRYWALL 50
Interior Floor	13 LVT/LAMNT 100
Air Condition	04 CENTRAL 100
Heating Type	03 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	2. 2. 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,511	114.9120	151.68	380,868	1949	2000		0	0	12.00	88.00		
1 SNGL FAM - 100% - 0 Heated Area: 2310 HX Base Yr 2014														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	89,698
BAS	483	100	2014	483	64,470
FOP	105	30	2013	32	4,272
FOP	144	30	2013	43	5,739
FOP	240	30	2013	72	9,610
FUS	672	100	1993	672	89,698
FUS	483	100	2013	483	64,470
PTO	516	5	2013	26	3,471
PTO	564	5	2013	28	3,737
TOTALS	3,879			2,511	335,164

NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			498,753
TOTAL MARKET OB/XF VALUE			6,480
TOTAL LAND VALUE - MARKET			646,875
TOTAL MARKET VALUE			1,152,108
SOH/AGL Deduction			606,304
ASSESSED VALUE			545,804
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			495,082
TOTAL JUST VALUE			1,152,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,033,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151557	CO ISSUED	0	04/28/2016
20151540	CLSFGFR	8,000	07/01/2015
20131202	H/AC	2,800	05/29/2013
20121839	H/AC	1,800	09/06/2012
20121272	NEW PLUMB.FIXTURE	2,500	06/27/2012
20121255	REWIRE KITCHEN/BA	2,000	06/26/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1793/1755	5/17/2012	WD Q	Q	I	02	237,500
GRANTOR: ANDERSON RODNEY JOY E						
GRANTEE: ABERNATHY RICKY & T						
1086/1363	10/10/2002	WD U	I	I	18	100
GRANTOR: POARCH FRANKIE						
GRANTEE: POARCH DONALD R & F						

EXTRA FEATURES 1307 S FLETCHER AVE, FERNANDINA BEACH
 BLD DATE 02/08/2017 KK LGL DATE 05/07/2025 MLU
 XF DATE
 INC DATE

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	0462	ST/AL FNC	0	100	0	0		10.00	100	2015	2015	3	75	6,480	

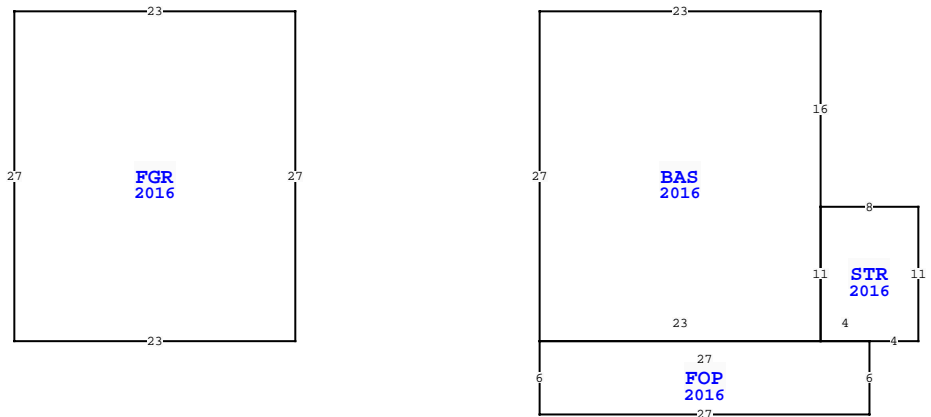
BUILDING NOTES													
TOTAL OB/XF 6,480													

BUILDING DIMENSIONS													
PTO=[YR=2013] W47 S12 BAS=[YR=2014] S21 PTO=[YR=2013] S12 E23 S5 E24 N10 BAS=[YR=1993] N28 W24 S28 E24\$ W24 N7 W23\$ E23 N21 W23\$ E47 N12\$ PTR=E20 FUS=[YR=2013] E23 FOP=[YR=2013] N6 E24 S6 FUS=[YR=1993] S28 FOP=[YR=2013] S10 W24 N10 E24\$ W24 N28 E24\$ W24\$ S21 W8 FOP=[YR=2013] S7 W15 N7 E15\$ W15 N21\$ W20\$.													

LAND DESCRIPTION														TOTAL OB/XF 6,480										
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							
2	000100	C	RES	100		R-1	75.00	125.00	75.00	FF		1.00	1.00	0.30	7,500.00	2,250.00	168,750							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
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	1,021	126.4410	166.90	170,405	2016	2016	0	0	4.00	96.00		
2 SNGL FAM - 0% - 0 Heated Area: 621 HX Base Yr 2014													



Quality					
DOR CODE	MAP NUM				
04 Quality Level 04	0100 SINGLE FAMILY				
0100	01				
NEIGHBORHOOD/LOC 1057.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	621	100	2016	621	99,499
FGR	621	55	2016	342	54,797
FOP	162	30	2016	49	7,851
STR	88	10	2016	9	1,442
TOTALS	1,492			1,021	163,589

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 2 of 2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	498,753	
TOTAL MARKET OB/XF VALUE	6,480	
TOTAL LAND VALUE - MARKET	646,875	
TOTAL MARKET VALUE	1,152,108	
SOH/AGL Deduction	606,304	
ASSESSED VALUE	545,804	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	495,082	
TOTAL JUST VALUE	1,152,108	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,033,662	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121234	XFOB	0	06/21/2012
20121196	SHEETROCK & TRIM	16,000	06/19/2012
20041912	ROLL ROOFING	1,000	10/19/2004
20021773	CHNGE SRVC	1,000	10/14/2002
20010539	REPLACE WINDOWS	2,000	03/28/2001
19990595	VINYL SIDING	1,500	06/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1793/1755	5/17/2012	WD	Q	I	02	237,500
GRANTOR: ANDERSON RODNEY JOY E						
GRANTEE: ABERNATHY RICKY & T						
1086/1363	10/10/2002	WD	U	I	18	100
GRANTOR: POARCH FRANKIE						
GRANTEE: POARCH DONALD R & F						

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
1307 S FLETCHER AVE, FERNANDINA BEACH																
TOTAL OB/XF 0																

BUILDING NOTES									
BLD DATE 02/08/2017 KK LGL DATE 05/07/2025 MLU									
XF DATE									
INC DATE									

BUILDING DIMENSIONS									
FGR=[YR=2016] W23 S27 E23 N27\$ PTR= E20 BAS=[YR=2016] E23 S16 STR=[YR=2016] E8 S11 W4 FOP=[YR=2016] S6 W27 N6 E27\$ W4 N11\$ S11 W23 N27\$ W20\$.									

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
REVIEW DATE 05/12/2019 BY KBA																								