

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	11	3,316	144.8890	191.25	634,185	1947	2000		0	0	14.10	85.90
1 SNGL FAM - 100% - 2023 Heated Area: 2929 HX Base Yr 2023												

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

Quality	05	Quality Level 05			
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	1,819	100	1993	1,819	298,832
BAS	120	100	2024	120	19,714
BAS	534	100	2024	534	87,728
DCK	350	10	2024	35	5,750
FDG	576	60	2024	346	56,843
FUS	456	100	2024	456	74,913
STR	64	10	2024	6	986
TOTALS	3,919			3,316	544,765

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	1134	LANDSCP BL	0	100	0	211.00	SF	3.00	3.00	100	2018	2018	3	99	627	
3	0855	CONC PAVER	0	100	0	775.00	SF	10.00	10.00	100	2021	2021	3	99	7,673	
4	0855	CONC PAVER	0	100	0	1,029.00	SF	10.00	10.00	100	2024	2023		100	10,290	

1295 S FLETCHER AVE, FERNANDINA BEACH												
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LAND DESCRIPTION																								
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							

TOTAL OB/XF 19,325												
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		544,765	
TOTAL MARKET OB/XF VALUE		19,325	
TOTAL LAND VALUE - MARKET		478,125	
TOTAL MARKET VALUE		1,042,215	
SOH/AGL Deduction		94,596	
ASSESSED VALUE		947,619	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		896,897	
TOTAL JUST VALUE		1,042,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		946,845	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	INSTALL ONE ALUMI	1,050	12/29/2023
20222378	ADD1681 1214H	375,000	09/19/2022
20222380	DGR 586SF	170,000	09/19/2022
20121024	RE-ROOF	4,000	06/06/2012
20051231	REPIPE TO EXIST.F	1,000	02/11/2005
20051158	UPGRADE TO 200 AM	2,000	02/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1985	5/08/2015	WD Q	Q	I	01	519,500
GRANTOR: FERNANDINA OCEANFRONT						
GRANTEE: RIORDAN DAVID MICHA						
1290/1058	1/25/2005	WD Q	Q	I		475,000
GRANTOR: STEWART GEORGE H						
GRANTEE: FERNANDINA OCEANFRO						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=0,0] N14 E2 N12 W10 U12.1R0 U5.11L0 W15 U0.1L23.1 D0.1L0.11 S18 E5 S26 E42 \$												
BAS=[YR=2024;ORIG=-8,-38] E10 S12 W10 N12 \$												
DCK=[YR=2024;ORIG=-30,-48] E7 S4 E15 N19 W4 S3 W12 N3 W4 S2 W2 S13 \$												
BAS=[YR=2024;ORIG=-46,-74] S30 E23 N4 W7 N13 E2 N2 N11 W18 \$												
FUS=[YR=2024;ORIG=-50,-74] W20 S10 E4 S16 E16 N26 \$												
STR=[YR=2024;ORIG=-70,-64] E4 S16 W4 N16 \$												
FDG=[YR=2024;ORIG=-50,-40] W24 S24 E24 N24 \$												