

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	50
Exterior Wall	23	REINF CONC	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	04	REIN CONC	100
Stories	1.5	1.5	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
BAL	72	15	2021
BAS	1,808	100	1993
FGR	513	55	1993
FOP	105	30	1993
FOP	220	30	2005
FOP	204	30	2021
FOP	210	30	2021
FUS	562	100	2005
PTO	66	5	2005
TOTALS	3,760		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,888	111.6720	147.41	425,720	1944	2000	0	0	12.00	88.00
1 SNGL FAM - 100% - 2019											
Heated Area: 2370											
HX Base Yr 2019											

NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			418,365
TOTAL MARKET OB/XF VALUE			56,871
TOTAL LAND VALUE - MARKET			693,750
TOTAL MARKET VALUE			1,168,986
SOH/AGL Deduction			447,251
ASSESSED VALUE			721,735
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			671,013
TOTAL JUST VALUE			1,168,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,048,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0091	20X20 GARAGE	26,592	03/07/2023
20200916	NEW CONSTR	0	03/01/2021
20200894	ADDITION	0	01/11/2021
20121301	RE-ROOF 42 SQ SHN	7,783	07/02/2012
20051559	6'H FENCE	1,000	04/12/2005
20051090	H/AC	7,000	01/21/2005

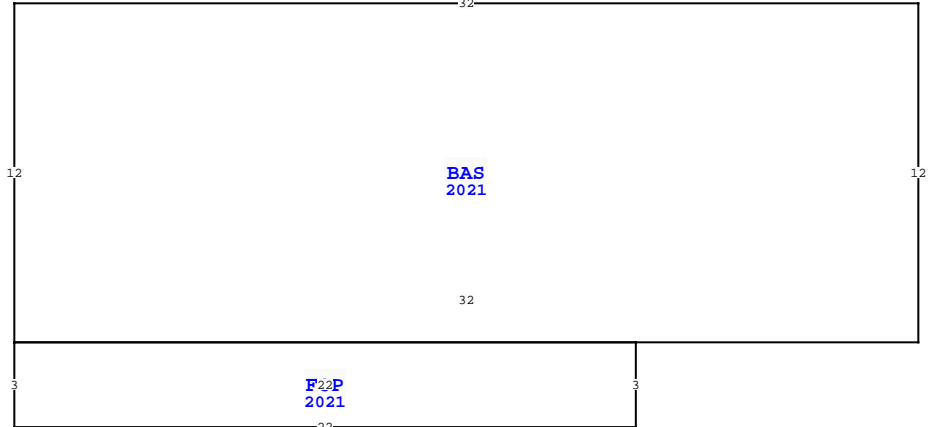
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/0994	7/27/2018	WD	Q	I	01	735,000
GRANTOR: JOYCE BILLY MARK						
GRANTEE: AYERS TIMOTHY S & H						
1256/1194	9/02/2004	WD	Q	I		480,000
GRANTOR: VEAZEY NANCY K						
GRANTEE: JOYCE BILLY MARK						

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	1975	1975	3	34	680	
2	0810	CONCRETE A	0	100	0	0	879.00	SF	6.50	6.50	100	1970	1970	3	20	1,143	
3	0861	POOL GUNIT	0	100	0	0	544.00	SF	85.00	85.00	100	2021	2021	3	93	43,003	
4	0855	CONC PAVER	0	100	0	0	928.00	SF	10.00	10.00	100	2021	2021	3	99	9,187	
5	0855	CONC PAVER	0	100	0	0	170.00	SF	10.00	10.00	100	2005	2005	3	84	1,428	
6	0810	CONCRETE A	0	100	11	20	220.00	SF	6.50	6.50	100	2024	2023		100	1,430	
TOTALS															56,871		

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	DPHT 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	76.00	125.00	75.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	478,125							
2	000100	C	RES	100	0001	R-1	115.00	125.00	115.00	FF		1.00	1.00	0.25	7,500.00	1,875.00	215,625							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		
0150	01	404	145.4750	77.10	31,148	2021	2021	0	0	1.00	99.00		
2 ACCESSORY U - 100% - 2019 Heated Area: 384 HX Base Yr 2019													



Quality	06	Quality Level 06			
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	384	100	2021	384	29,310
FOP	66	30	2021	20	1,527
TOTALS	450			404	30,837

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU
1279 S FLETCHER AVE, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY			PAGE 2 of 3
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Tax Group: 2	Tax Dist:		
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TOTAL MARKET VALUE			1,168,986
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ASSESSED VALUE			721,735
TOTAL EXEMPTION VALUE	HX HB		50,722
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TOTAL JUST VALUE			1,168,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,048,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051085	ELEC OTHER	4,000	01/20/2005
20042250	ADDITION	120,000	12/02/2004
10493	REPAIR/RRF	3,500	05/19/1997
7913	REMODEL	2,000	09/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/0994	7/27/2018	WD	Q	I	01	735,000
GRANTOR: JOYCE BILLY MARK						
GRANTEE: AYERS TIMOTHY S & H						
1256/1194	9/02/2004	WD	Q	I		480,000
GRANTOR: VEAZEY NANCY K						
GRANTEE: JOYCE BILLY MARK						

BUILDING NOTES													

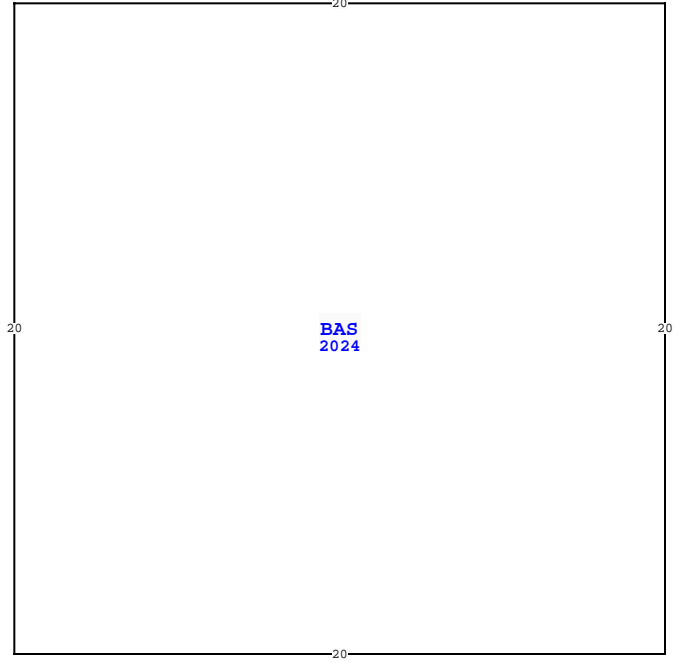
BUILDING DIMENSIONS													
BAS=[YR=2021] W32 S12 FOP=[YR=2021] S3 E22 N3 W22\$ E32 N12\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Frame	02	WOOD FRAME 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2024	400	12,894
TOTALS	400			400	12,894

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3												
GARAGE RES - 100% - 2024			Heated Area: 400			HX Base Yr 2019						



NASSAU COUNTY PROPERTY		PAGE 3 of 3	2
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1256/1194	9/02/2004	WD	Q	I		480,000
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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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,10] E20 S20 W20 N20 \$	

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