



BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Floor		0 100	0355000		1,810				1989	2007	100	100	0		
Location	EXTERIOR	EXTERIOR 100	1 CONDO - 0% - 0										HX Base Yr		
View	LIMITED OCEAN	LMTD OCEAN 100													
Desirability	TOWNHOUSE	TOWNHOUSE 100													
Balcony	FOP/PATIO	FOP/PATIO 100													
Parking	GARAGE	GARAGE 100													
Bedrooms		3 100													
Bathrooms		3 100													
Oth Rooms		2 100													
Quality	03	Quality Level 03													
DOR CODE	0400	CONDOMINIUM													
MAP NUM		MKT AREA	01												
NEIGHBORHOOD/LOC	1107.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS	1,810			1,810											

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				
1935 S FLETCHER AVE, FERNANDINA BEACH																				
<table border="0" style="width:100%"> <tr> <td style="width:50%">BLD DATE</td> <td style="width:50%">LGL DATE</td> </tr> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </table>															BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		675,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		675,000
SOH/AGL Deduction		13,227
ASSESSED VALUE		661,773
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		661,773
TOTAL JUST VALUE		675,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173931	REMODEL	24,000	12/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0351	4/30/2019	WD	Q	I	01	555,000
GRANTOR: BUNTING BRYCE T & MEL						
GRANTEE: WHITEHEAD JERRY A &						
1845/0156	3/12/2013	WD	Q	I	02	269,000
GRANTOR: SEASCAPE OF AMELIA LL						
GRANTEE: BUNTING BRYCE T & M						

BUILDING NOTES

BUILDING DIMENSIONS

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