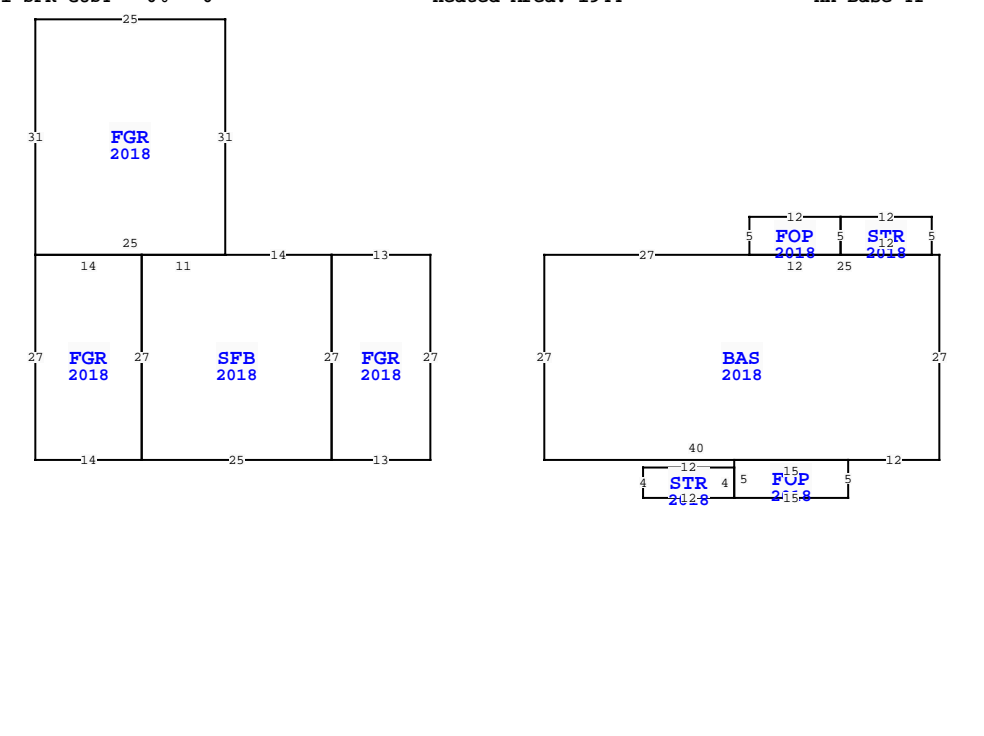


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	
0500	01	2,822	119.0400	188.08	530,762	2018	2018	0	0	2.50	97.50	



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		517,493
TOTAL MARKET OB/XF VALUE		18,238
TOTAL LAND VALUE - MARKET		562,500
TOTAL MARKET VALUE		1,098,231
SOH/AGL Deduction		63,729
ASSESSED VALUE		1,034,502
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,034,502
TOTAL JUST VALUE		1,098,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		940,456

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	1,404	100	2018	1,404	257,462
FGR	351	55	2018	193	35,392
FGR	378	55	2018	208	38,143
FGR	775	55	2018	426	78,119
FOP	60	30	2018	18	3,300
FOP	75	30	2018	22	4,035
SFB	675	80	2018	540	99,024
STR	48	10	2018	5	917
STR	60	10	2018	6	1,100
TOTALS	3,826			2,822	517,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171768	CO ISSUED	0	05/29/2018
20171768	NEW CONSTR	261,096	06/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1941	4/30/2021	WD Q	Q	I	02	795,000
GRANTOR: ZAENGLEIN JAMES M						
GRANTEE: MARSHALL JACQUELINE						
2040/0538	4/13/2016	WD U	V	V	37	65,000
GRANTOR: ROBINSON FAYE ET AL						
GRANTEE: ZAENGLEIN JAMES M						

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	0855	CONC PAVER	0	0	0	1,560.00	SF	7.00	7.00	100	2018	2018	3	97	10,592	
2	0855	CONC PAVER	0	0	0	1,126.00	SF	7.00	7.00	100	2018	2018	3	97	7,646	

BUILDING NOTES														
421 S FLETCHER AVE, FERNANDINA BEACH														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
03/10/2025 MLU														

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	0	0006	R-3	75.00	148.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							

BUILDING DIMENSIONS														
FGR=[YR=2018] W13 SFB=[YR=2018] W14 FGR=[YR=2018] N31 W25 S31														
FGR=[YR=2018] S27 E14 N27 W14\$ E25\$ W11 S27 E25 N27\$ S27 E13														
N27\$ PTR=E15 BAS=[YR=2018] E27 FOP=[YR=2018] N5 E12														
STR=[YR=2018] E12 S5 W12 N5\$ S5 W12\$ E25 S27 W12														
FOP=[YR=2018] S5 W15 STR=[YR=2018] W12 N4 E12 S4\$ N5 E15\$ W40														
N27\$ W15\$.														