



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

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	1,008	100	1993	1,008	201,616
BAS	664	100	2015	664	132,810
DCK	88	10	2015	9	1,800
DCK	417	10	2015	42	8,400
FOP	280	30	2015	84	16,802
FST	156	55	2015	86	17,201

TOTALS	2,613			1,893	378,629
--------	-------	--	--	-------	---------

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	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1980	1980	3	30	351	
2	0811	CONCRETE B	0	0	0	0	1,691.00	SF	3.90	3.90	100	2015	2015	3	95	6,265	
3	0855	CONC PAVER	0	0	0	0	225.00	SF	10.00	10.00	100	2015	2015	3	95	2,138	
4	1242	WD DECK A	0	0	0	0	236.00	SF	10.00	10.00	100	2016	2016	3	70	1,652	
5	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00	100	2022	2022	3	95	33,915	
6	0855	CONC PAVER	0	0	0	0	568.00	SF	10.00	10.00	100	2022	2022	3	99	5,623	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	

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-1	75.00	96.00	75.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	478,125							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,893	131.1828	207.27	392,362	1941	2016	0	0	0	3.50	96.50
1 SFR CUST - 0% - 0				Heated Area: 1672				HX Base Yr				
DCK 2015 FOP 2015 BAS 2015 BAS 1993 FST 2015 DCK 2015												

BLD DATE	LGL DATE	05/07/2025	MLA
----------	----------	------------	-----

707 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				378,629			
TOTAL MARKET OB/XF VALUE				51,804			
TOTAL LAND VALUE - MARKET				478,125			
TOTAL MARKET VALUE				908,558			
SOH/AGL Deduction				3,867			
ASSESSED VALUE				904,691			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				904,691			
TOTAL JUST VALUE				908,558			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				822,446			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211176	SWIM POOL	0	03/23/2021
20142721	ADD 652SF	130,000	12/31/2014
20021838	REROOF	3,000	10/24/2002
2323	CHNGE SRVC	700	01/25/1989
5043	REPAIR/RRF	4,000	10/10/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2368/0767	6/12/2020	WD	Q	I	01	815,000	
GRANTOR: CANNONE BRANDEN M & N							
GRANTEE: STEWART CAREY T & W							
1936/0103	9/02/2014	PR	U	I	19	210,000	
GRANTOR: LOTT DANIEL BENJAMIN							
GRANTEE: CANNONE BRANDEN M &							

BUILDING NOTES

BUILDING DIMENSIONS											
BAS=[YR=2015] W17 DCK=[YR=2015] W29 S5 W8 S16 BAS=[YR=1993] S26 E22 DCK=[YR=2015] S4 E22 N4 FST=[YR=2015] E11 N12 W13 S12 E2\$ W22\$ E20 N14 W7 N12 W35\$ E17 N2 FOP=[YR=2015] E20 N14 W20 S14 \$ N14 E20 N5\$ S19 W20 S2 E18 S12 E7 S2 E13 N15 W1 N20\$.											