



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,620	100	1993	1,620	209,427
FGR	460	55	1993	253	32,707
FOP	69	30	1993	21	2,715
FOP	90	30	1993	27	3,490
FUS	690	100	1993	690	89,200

TOTALS	2,929			2,611	337,540
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,670.00	SF	6.50	6.50	
2	1242	WD DECK A	0	100	3	12	36.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	3	20	60.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	14	63	882.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	R-1	75.00	91.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,611	119.1456	157.27	410,632	1970	2000	0	0	0 17.80	82.20
1 SNGL FAM - 100% - 1999 Heated Area: 2310 HX Base Yr 1999											
815 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE: 05/07/2025 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1 2	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										337,540	
TOTAL MARKET OB/XF VALUE										6,552	
TOTAL LAND VALUE - MARKET										478,125	
TOTAL MARKET VALUE										822,217	
SOH/AGL Deduction										544,738	
ASSESSED VALUE										277,479	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										226,757	
TOTAL JUST VALUE										822,217	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										737,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132836	REPAIR/RRF	10,000	12/17/2013
20101449	REMODEL	2,565	08/31/2010
20052555	REMODEL	5,000	08/29/2005
20042372	REPAIR/RRF	5,000	12/16/2004
20020823	H/AC	5,000	05/14/2002
20002998	XFOB	1,500	05/18/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2396/1584	9/28/2020	WD	U	I	11	100			
GRANTOR: BENNETT A MARK & PAME									
GRANTEE: BENNETT MARK & PAME									
0837/0611	6/11/1998	WD	Q	I		176,600			
GRANTOR: CLARK DEBRA CANTRELL									
GRANTEE: BENNETT A MARK & PA									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W25 S8 W33 S20 FGR=[YR=1993] S23 E20 N23 W20 \$ E20 S10 E23 N2 FOP=[YR=1993] E15 N6 W15 S6 \$ N6 E15 N30 \$ PTR= E15 FUS=[YR=1993] E23 S30 FOP=[YR=1993] S3 W23 N3 E23 \$ W23 N30 \$ W15 \$.											