



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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	126	15	2015	19	4,265
BAL	126	15	2015	19	4,265
BAS	50	100	2015	50	11,225
FGR	434	55	2015	239	53,654
FOP	20	30	2018	6	1,347
FOP	360	30	2018	108	24,246
FST	56	55	2015	31	6,959
FUS	372	100	2015	372	83,512
FUS	540	100	2015	540	121,228
FUS	540	100	2015	540	121,228
TOTALS	3,532			2,609	585,710

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	
4	0410	ELEVATOR	0	100	0	0	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

1 SFR CUST - 100% - 2018

Heated Area: 2162

HX Base Yr 2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025 MLU

** This building has 16 Sub-Areas

608 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF																17,943
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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	000120	C	RES OCEAN	100		R-1	50.00	80.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		585,710
TOTAL MARKET OB/XF VALUE		17,943
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,553,653
SOH/AGL Deduction		654,223
ASSESSED VALUE		899,430
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		848,708
TOTAL JUST VALUE		1,553,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,401,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174076	REMODEL	130,000	12/29/2017
20131615	NEW CONSTR	6,800	07/09/2013
20131262	NEW CONSTR	11,000	06/05/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2704/1578	3/13/2024	WD U	I	I	11
GRANTOR: BROWN KATHLEEN M &					
GRANTEE: BROWN-GASPARINI FAM					
2102/0683	2/17/2017	WD Q	I	I	01
GRANTOR: HADLER CORAL & THOMAS					
GRANTEE: BROWN KATHLEEN M &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2015] W30 S18 FOP=[YR=2018] S12 E30 N12 W30\$ E20					
BAS=[YR=2015] E10 N5 W4 FST=[YR=2015] N6 W6 S1 W4 S5 E10\$ W6					
S5\$ N5 W4 N5 E4 N1 E6 S6 E4 N13\$ PTR=E10 BAL=[YR=2015] E21 S2					
STR=[YR=2018] E13 S4W4 FUS=[YR=2015] S18 FUS=[YR=2018] S7					
FOP=[YR=2018] S5 STR=[YR=2018] S4 W15 N4 E15\$ W4 N5 E4\$ W4 S5					
W26 N12 E30\$ W30 N18 E30\$ W9 N4\$ S4 W21 N6\$ W10\$ PTR=E10 S40					
BAL=[YR=2015] E21 S6 FUS=[YR=2015] E9 S18 FUS=[YR=2018] S12					
W26 STR=[YR=2018] W4 N10 E4 S10\$ N10 W4 N2 E30\$ W30 N18 E21\$					
W21 N6\$ N40 W10\$ PTR=S40 FUS=[YR=2015] W9 S14 W12 N14W9 S18					
STR=[YR=2018] S12 E8 N12 W8\$ E30N18\$ N40\$.					