



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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
APT	960	100	1993	960	148,278
FCP	374	25	1993	94	14,519
FOP	128	30	1993	38	5,870
HXB	960	100	1993	960	148,278
HXC	398	25	1993	100	15,446
HXG	450	55	1993	248	38,305
HXP	128	30	1993	38	5,870
HXU	112	55	1993	62	9,576
UGR	450	45	1993	202	31,200
UST	24	45	1993	11	1,699
TOTALS	4,096			2,763	426,762

** This building has 11 Sub-Areas

472 S FLETCHER AVE A&B, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/07/2025 MLU

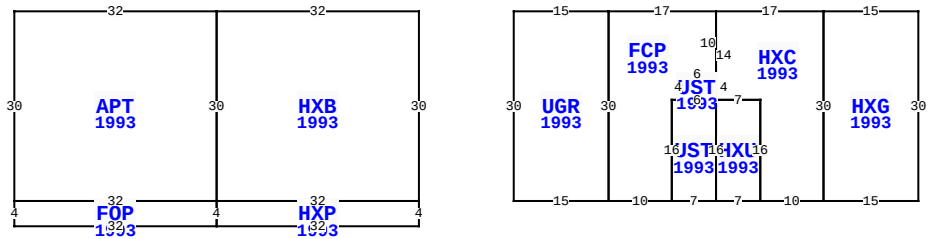
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	1,062.00	SF	6.50	6.50	100	1983	1983	3	38	2,623	
2	0810	CONCRETE A	0	0	38	25	950.00	SF	6.50	6.50	100	1983	1983	3	38	2,347	
3	1241	WD DECK G	0	0	9	4	36.00	UT	11.50	11.50	100	2004	2004	3	32	132	
4	1241	WD DECK G	0	0	0	0	378.00	UT	23.00	23.00	100	2004	2004	3	32	2,782	
5	1241	WD DECK G	0	0	0	0	378.00	UT	23.00	23.00	100	2004	2004	3	32	2,782	
6	0416	DUNEWALKS	0	0	0	0	128.00	SF	30.00	30.00	100	2020	2020	3	86	3,302	

LAND DESCRIPTION			TOTAL OB/XF 13,968														
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
1	000800	C	MULTI-FAMILY	0	0006	R-3	75.00	85.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	11	2,763	136.0627	179.60	496,235	1983	1995	0	0	0 14.00	86.00

1 DUPLEX - 0% - 0 Heated Area: 1920 HX Base Yr



NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		426,762
TOTAL MARKET OB/XF VALUE		13,968
TOTAL LAND VALUE - MARKET		1,425,000
TOTAL MARKET VALUE		1,865,730
SOH/AGL Deduction		427,910
ASSESSED VALUE		1,437,820
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,437,820
TOTAL JUST VALUE		1,865,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,659,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200170	DUNEWALK	14,000	04/17/2020
20120080	OTHER	175	01/17/2012
20111182	OTHER	800	07/20/2011
20041830	REPAIR/RRF	5,000	10/11/2004
20041216	REMODEL	16,000	07/01/2004
20040918	REMODEL	1,000	05/18/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2384/1115	7/30/2020	QC	U	I	11

GRANTOR: CORREA RAUL & AMELIA
GRANTEE: CORREA RAUL & AMELI
2103/1411 2/21/2017 WD Q I 02 1,000,000
GRANTOR: WERLING PAUL J & KARE
GRANTEE: CORREA RAUL & AMELI

BUILDING NOTES

BUILDING DIMENSIONS
HXB=[YR=1993] W32 APT=[YR=1993] W32 S30 FOP=[YR=1993] S4 E32 HXP=[YR=1993] E32 N4 W32 S4 \$ N4 W32 \$ E32 N30 \$ S30 E32 N30 \$ PTR= E15 UGR=[YR=1993] E15 FCP=[YR=1993] E17 HXC=[YR=1993] E17 HXG=[YR=1993] E15 S30 W15 N30 \$ S30 W10 HXU=[YR=1993] W7 UST=[YR=1993] W7 N16 E1 UST=[YR=1993] N4 E6 S4 W6 \$ E6 S16 \$ N16 E7 S16 \$ N16 W7 N14 \$ S10 W6 S4 W1 S16 W10 N30 \$ S30 W15 N30 \$ W15 \$.