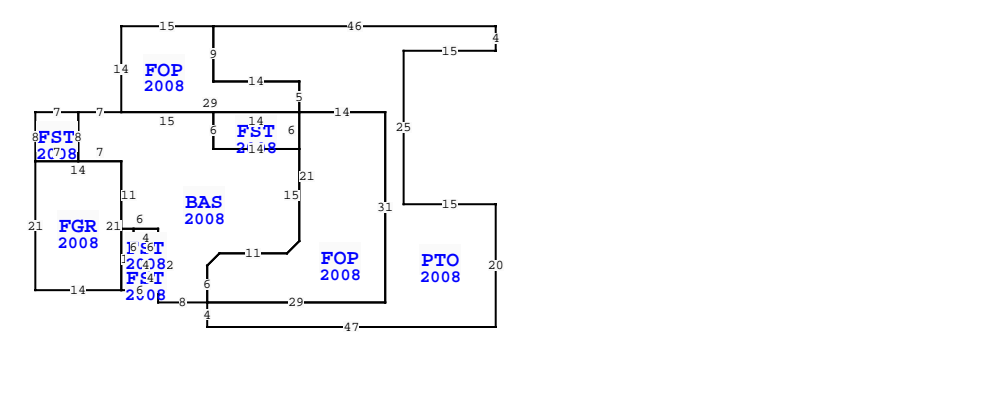




ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
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	3,679	151.3600	239.15	879,833	2008	2008	0	0	0	7.60	92.40
1 SFR CUST - 0% - 0 Heated Area: 2990 HX Base Yr												



** This building has 16 Sub-Areas

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

Quality	05	Quality Level 05			
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	55	15	2008	8	1,768
BAL	70	15	2008	10	2,210
BAL	70	15	2008	10	2,210
BAL	105	15	2008	16	3,535
BAS	679	100	2008	679	150,042
FGR	294	55	2008	162	35,798
FOP	255	30	2008	76	16,794
FOP	280	30	2008	84	18,562
FOP	554	30	2008	166	36,682
FST	24	55	2008	13	2,873
TOTALS	5,818			3,679	812,966

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	812,966		
TOTAL MARKET OB/XF VALUE	45,870		
TOTAL LAND VALUE - MARKET	1,425,000		
TOTAL MARKET VALUE	2,283,836		
SOH/AGL Deduction	54,551		
ASSESSED VALUE	2,229,285		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,229,285		
TOTAL JUST VALUE	2,283,836		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,061,027		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091184	XFOB	1,500	09/03/2009
20081226	ELEC OTHER	600	07/31/2008
20081224	SWIM POOL	18,576	07/31/2008
20081225	OTHER	1,000	07/31/2008
20080860	GAS	795	05/22/2008
20070644	H/AC	22,000	04/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/0660	7/02/2003	WD	Q	V		535,000
GRANTOR: WIGGINS ROBERT L SR						
GRANTEE: JOHN & JULIE FAMILY						
0836/0765	6/05/1998	WD	Q	V		190,000
GRANTOR: BARRY ARTHUR P JR & B						
GRANTEE: WIGGINS ROBERT L SR						

EXTRA FEATURES		1230 S FLETCHER AVE, FERNANDINA BEACH	
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	0500	FP-PRE FAB	0 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2008 2008 3 91 3,185
2	0877	JACUZZI	0 0 0 0 0 1.00 UT 1,000.00 1,000.00 100 2008 2008 3 31 310
3	0409	ELEVATOR R	0 0 0 0 0 1.00 UT 10,200.00 10,200.00 56 2008 2008 3 100 10,200
4	0861	POOL GUNIT	0 0 25 15 375.00 SF 85.00 85.00 100 2008 2008 3 48 15,300
5	0855	CONC PAVER	0 0 0 0 0 1,672.00 SF 10.00 10.00 100 2008 2008 3 88 14,714
6	1130	REINFR	6 0 0 30 6 180.00 SF 5.75 5.75 100 2008 2008 3 97 1,004
7	0600	SUMMER KIT	0 0 0 0 0 1.00 UT 2,500.00 2,500.00 100 2009 2009 3 35 875
8	0415	BEACHWALK	0 0 35 4 140.00 SF 5.75 5.75 100 2009 2009 3 35 282

BUILDING NOTES	
PTO=[YR=2008] W46 FOP=[YR=2008] W15S14 BAS=[YR=2008] W7 FST=[YR=2008] W7S8 FGR=[YR=2008] S21E14 FST=[YR=2008] E6N4 FST=[YR=2008] N6W4S6E4\$ W4N6W2S10\$ N21W14\$ E7N8\$ S8E7S11E6S12E8 POP=[YR=2008] E29N31W14S21 D2 L2 W11 D2 L2 S6\$N6 U2 R2 E11 R2 U2 N15 FST=[YR=2008] N6W14S6E14\$ W14N6 W15\$E29N5W14N9\$ S9E14S5E14S31 W29S4E47N20W15N25E15N4\$ PTR=N10W17 FUS=[YR=2008] N10 BAL=[YR=2008] E5 N11W5S11\$N19W14 BAL=[YR=2008] N5W14 FOP=[YR=2008] N12W15S12 BAL=[YR=2008] W14 S5E14N5\$S5E15N5\$S5E14\$W43S19W1 S10E1S2E15N2E5S2E9N2E2S2E9N2E5 S2E9N2E3\$ E17S10\$ PTR=N16 FUS=[YR=2008] E6S6E9N40 BAL=[YR=2008] N7 W15S7E15\$ W15S34S16\$.	

LAND DESCRIPTION		TOTAL OB/XF 45,870																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	R-1	75.00	135.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							