LOT 2
PT OR 2273/978
OCEANS EIGHT PB 5/41

SMITH LVG TRUST/SMITH ROSE ANNE M TRUSTEE
1417 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155E-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

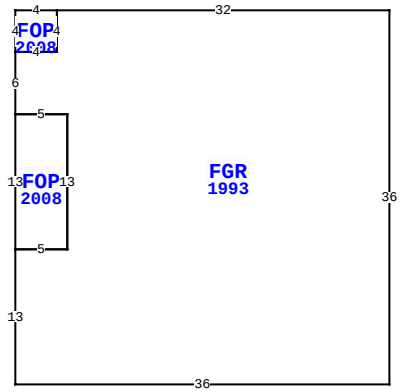
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 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	1056.00	

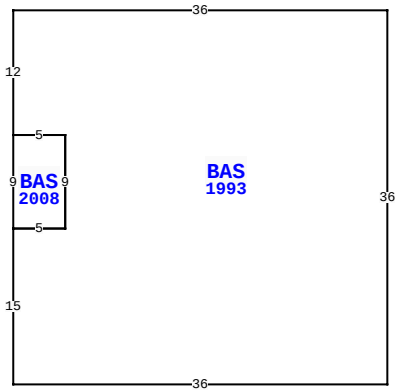
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,251	100	1993	1,251	190,087
BAS	45	100	2008	45	6,838
FGR	1,215	55	1993	668	101,502
FOP	16	30	2008	5	759
FOP	65	30	2008	20	3,039
TOTALS	2,592			1,989	302,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,989	115.8654	183.07	364,126	1986	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 1995 Heated Area: 1296 HX Base Yr 1995





BLD DATE	07/15/2014 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

1417 N FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		302,225
TOTAL MARKET OB/XF VALUE		9,975
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		762,200
SOH/AGL Deduction		553,785
ASSESSED VALUE		208,415
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		152,693
TOTAL JUST VALUE		762,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100790	H/AC	4,000	05/12/2010
20080274	REPAIR/RRF	7,600	02/22/2008
20080152	XFOB	6,000	01/31/2008
20051503	REPAIR/RRF	5,000	04/04/2005
B969590	REMODEL	10,300	02/09/1996
9590	REMODEL	10,300	02/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/0978	4/29/2019	WD	U	I	11	100
GRANTOR: SMITH DONALD I & ROSE						
GRANTEE: SMITH LIVING TRUST						
1317/0344	5/12/2005	WD	Q	I	01	100
GRANTOR: SMITH DONALD I & ROSE						
GRANTEE: SMITH DONALD I & RO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W32 FOP=[YR=2008] W4 S4 E4 N4$ S4 W4 S6
FOP=[YR=2008] S13 E5 N13 W5$ E5 S13 W5 S13 E36 N36$ PTR= E15
BAS=[YR=1993] E36 S36 W36 N15 BAS=[YR=2008] E5 N9 W5 S9 $ E5
N9 W5N12 $ W15 $.

EXTRA FEATURES

LN	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	100	0	0	1,243.00	SF	6.50	6.50	100	1986	1986	3	47	3,797	
2	0819	CONC 12"	0	100	0	0	877.00	SF	4.75	4.75	100	1986	1986	3	47	1,958	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1996	1996	3	70	528	
4	1241	WD DECK G	0	100	0	0	540.00	UT	15.53	15.53	100	1988	1988	3	20	1,677	
5	1241	WD DECK G	0	100	0	0	529.00	UT	15.53	15.53	100	1996	1996	3	23	1,889	
6	1241	WD DECK G	0	100	0	0	38.00	UT	14.38	14.38	100	1996	1996	3	23	126	

LAND DESCRIPTION

TOTAL OB/XF 9,975

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100	0006	R-1	50.00	188.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 10/04/2019 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS