

MEDDERS NELL J
4000 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1680-0008-0130

NASSAU COUNTY PROPERTY						PAGE 1 of 1	2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				1,119,231			
TOTAL MARKET OB/XF VALUE				24,163			
TOTAL LAND VALUE - MARKET				2,242,000			
TOTAL MARKET VALUE				3,385,394			
SOH/AGL Deduction				2,224,405			
ASSESSED VALUE				1,160,989			
TOTAL EXEMPTION VALUE				HX HB	50,722		
BASE TAXABLE VALUE				1,110,267			
TOTAL JUST VALUE				3,385,394			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				3,037,400			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
20150343		BRDWALK		12,000		02/13/2015	
20090763		REPAIR/RRF		2,000		06/16/2009	
20060127		H/AC		8,000		01/19/2006	
20052965		REMODEL		12,000		11/04/2005	
B0010304		REPAIR/RRF		6,000		02/22/2001	
B990402		XFOB		17,000		05/12/1999	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0855/0886	11/12/1998	WD	U	I		1,000,000	
GRANTOR: TOLLISON HUGH K							
GRANTEE: MEDDERS NELL J							
0293/0514	6/01/1979	WD	Q	I		145,000	
GRANTOR:							
GRANTEE:							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=1993] 551\$ UBM=[YR=1993] 216\$ UOP=[YR=1993] 27\$ FGR=[YR=1993] 441\$ FOP=[YR=1993] 351\$ PT0=[YR=1993] 54\$ FST=[YR=1993] 16\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
42,000							
Common: 2,242,000				PRINTED 07/30/2025 BY SYS			