



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,486	100	2020	1,486	310,377
FGR	757	55	2020	416	86,889
FOP	196	30	2020	59	12,324
FOP	196	30	2020	59	12,324
FOP	308	30	2020	92	19,216
FOP	316	30	2020	95	19,842
FOP	351	30	2020	105	21,931
FST	36	55	2020	20	4,178
FST	36	55	2020	20	4,178
FUS	1,964	100	2020	1,964	410,215
TOTALS	6,090			4,397	918,390

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,532.00	SF	4.00
2	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2016

Heated Area: 3450

HX Base Yr 2016

** This building has 14 Sub-Areas

4201 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025

MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		918,390	
TOTAL MARKET OB/XF VALUE		15,573	
TOTAL LAND VALUE - MARKET		844,659	
TOTAL MARKET VALUE		1,778,622	
SOH/AGL Deduction		888,460	
ASSESSED VALUE		970,162	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		919,440	
TOTAL JUST VALUE		1,778,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,590,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172002	CO ISSUED	0	01/30/2020
20172002	REMODEL	170,159	06/29/2017
20120939	H/AC	4,100	05/25/2012
20081564	REPAIR/RRF	11,650	10/13/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/855	2/12/2025	WD	Q	I	05	2,600,000
GRANTOR:PRICE CHARLES B & LAU						
GRANTEE: SCUDERI CHRISTOPHER						
2355/0771	2/03/2020	MS	U	I	11	100
GRANTOR:CLERK OF COURT						
GRANTEE:PRICE CHARLES B & L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W3 UOP=[YR=2020] N8 W11 S4 FOP=[YR=2020] W30 S11 E28 N7 E2 N4\$ S4 E11\$ W13 S7 W28 N18 W13 S1 FOP=[YR=2020] W17 UOP=[YR=2020] N6 W9 S12 E9 N6\$ S6 W9 S5 FGR=[YR=2020] S29 E27 N3 W1 N26 FST=[YR=2020] N6 W6 S6 E6\$ W26\$ E20 N6 E6 N5\$ S37 E13 UOP=[YR=2020] S4 E40 N4 W40\$ E44 N27 \$ PTR=S50 FUS=[YR=2020] W16 FOP=[YR=2020] N4 W28 S11 E13 STR=[YR=2020] S11 E8 N11 W8\$ E15 N7\$ S7 W7 S11 W8 N11 W13 N18 W13 S1 FOP=[YR=2020] W17 S6 W9 S5 E20 FST=[YR=2020] E6 N6 W6 S6\$ N6 E6 N5\$ S11 W26 S16 FOP=[YR=2020] S13 E27 N13 W27\$ E27 S10 E12 S4 E40 N4 E4 N27\$ N50\$.									

LAND DESCRIPTION										TOTAL OB/XF										15,573									
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	000100	C	RES	100		R-1	105.00	285.00	105.50	FF	1	1.22	1.00	1.07	7,500.00	8,006.25	844,659												