



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	03	COMP SHNGL 40
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	2	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1053.00		

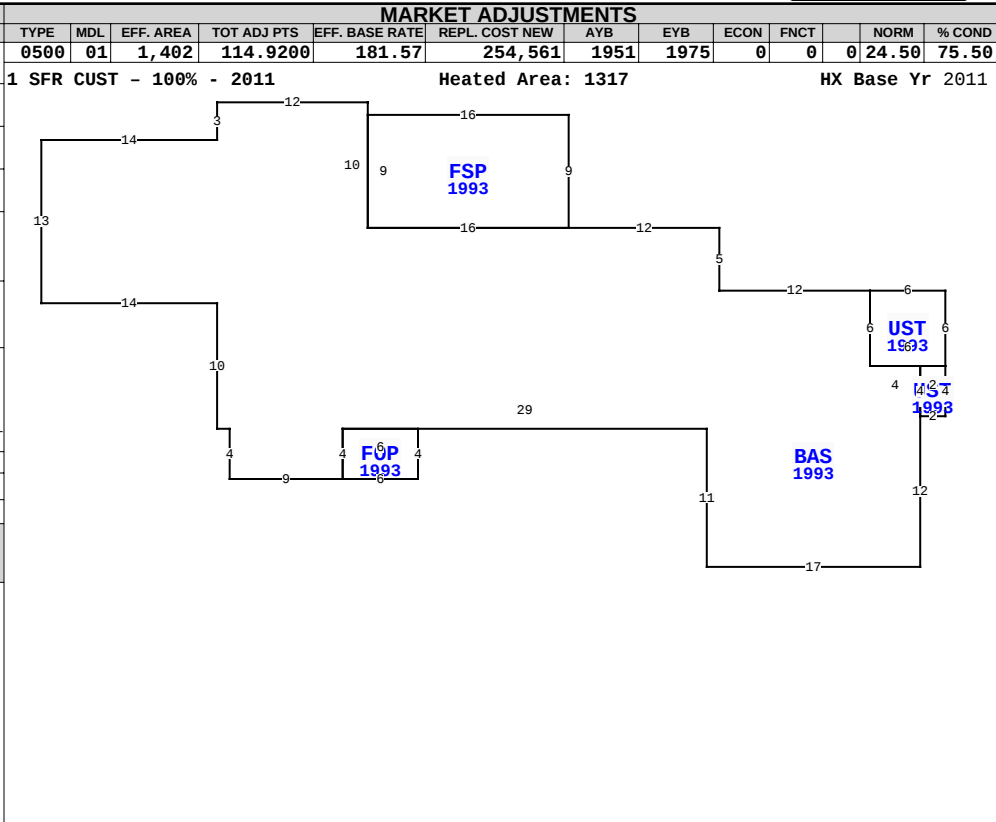
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,317	100	1993	1,317	180,542
FOP	24	30	1993	7	960
FSP	144	40	1993	58	7,951
UST	8	45	1993	4	548
UST	36	45	1993	16	2,193

TOTALS	1,529			1,402	192,194
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0415	BEACHWALK	0	100	0	0	532.00	SF	5.75
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20
4	1242	WD DECK A	0	100	16	15	240.00	SF	10.00
5	1242	WD DECK A	0	100	0	0	229.00	SF	10.00
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-1	156.00	400.00	156.00

REVIEW DATE	12/16/2019	BY	TWA
-------------	------------	----	-----



4250 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	0415	BEACHWALK	0	100	0	0	532.00	SF	5.75	5.75	100	1987	1987	3	20	612	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1951	1951	3	20	400	
3	0811	CONCRETE B	0	100	0	0	644.00	SF	5.20	5.20	100	1951	1951	3	20	670	
4	1242	WD DECK A	0	100	16	15	240.00	SF	10.00	10.00	100	1987	1987	3	20	480	
5	1242	WD DECK A	0	100	0	0	229.00	SF	10.00	10.00	100	1987	1987	3	20	458	
6	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	2002	2002	3	20	720	

LAND DESCRIPTION										TOTAL OB/XF									
1	000120	C	RES OCEAN	100		R-1	156.00	400.00	156.00	FF	1.00	1.00	0.90	19,000.00	17,100.00	2,667,600			

Total Acres:	0.00	Total Land Value:	2,667,600	Market:	0	Agricultural:	0
--------------	------	-------------------	-----------	---------	---	---------------	---

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										214,048									
TOTAL MARKET OB/XF VALUE										3,340									
TOTAL LAND VALUE - MARKET										2,667,600									
TOTAL MARKET VALUE										2,884,988									
SOH/AGL Deduction										1,813,322									
ASSESSED VALUE										1,071,666									
TOTAL EXEMPTION VALUE										100,722									
BASE TAXABLE VALUE										970,944									
TOTAL JUST VALUE										2,884,988									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										2,524,493									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121817	ROOF	12,000	09/04/2012
20121608	REPIPE	2,495	08/08/2012
20121304	ROOF	1,000	07/02/2012
20101699	REMODEL	4,500	09/29/2010
20081567	REPAIR/RRF	3,972	10/13/2008
20010308	ADDITION	6,000	02/22/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/0961	2/25/2008	PR	Q	I	01	1,200,000

GRANTOR: HILLIS LINDA M ETAL P

GRANTEE: CLOYD DONNA M

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 BAS=[YR=1993] W12 N5 W12 FSP=[YR=1993] N9 W16 S9 E16 \$ W16 N10 W12 S3 W14 S13 E14 S10 E1 S4 E9 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E29 S11 E17 N12 UST=[YR=1993] E2 N4 W2 S4 \$ N4 W4 N6 \$ S6 E6 N6 \$.

CLOYD DONNA M
1417 SADLER # 171
FERNANDINA BEACH, FL 32034

10-2N-28-0000-0018-0000

[illegible]