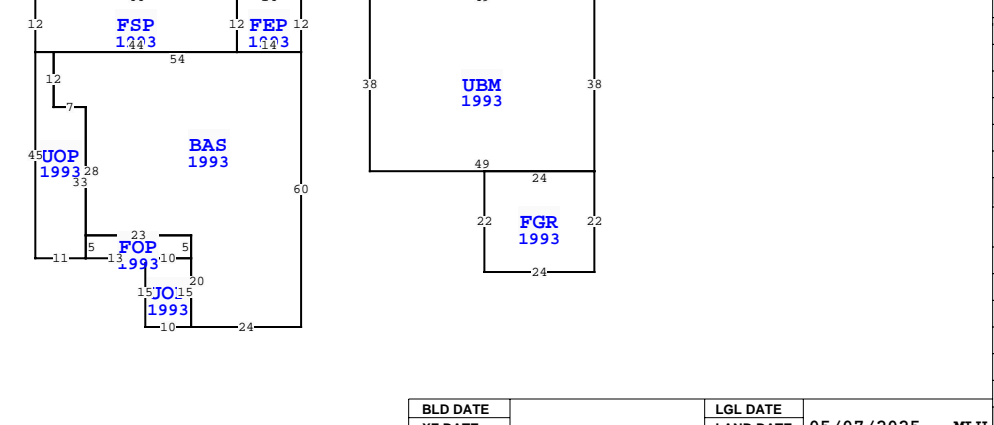


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	AP	NORM	% COND
0900	01	5,002	86.8680	114.67	573,579	1989	1989	0	0	10	17.50	72.50
1 SNGL FAM - 100% - 2025 Heated Area: 3849 HX Base Yr 2025												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		415,845	
TOTAL MARKET OB/XF VALUE		52,378	
TOTAL LAND VALUE - MARKET		731,250	
TOTAL MARKET VALUE		1,199,473	
SOH/AGL Deduction		426,053	
ASSESSED VALUE		773,420	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		722,698	
TOTAL JUST VALUE		1,199,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,258,479	

Quality					
DOR CODE	MAP NUM				
01 Quality Level 01	01				
0100 SINGLE FAMILY					
NEIGHBORHOOD/LOC 1059.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,444	100	1993	2,444	203,183
FEP	168	80	1993	134	11,140
FGR	528	55	1993	290	24,109
FOP	115	30	1993	34	2,827
FSP	528	40	1993	211	17,541
FUS	1,405	100	1993	1,405	116,805
UBM	1,862	20	1993	372	30,926
UOP	150	20	1993	30	2,494
UOP	411	20	1993	82	6,817
TOTALS	7,611			5,002	415,845



PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142388	REMODEL	5,000	11/07/2014
20141474	SWIM POOL	50,000	07/07/2014
20101533	REPAIR/RRF	2,500	09/09/2010
20090945	ELEC OTHER	450	07/20/2009
20090670	ADDITION	30,580	06/01/2009
20081569	REPAIR/RRF	3,450	10/13/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1144	5/04/2024	WD	Q	I	01	1,200,000
GRANTOR: COOK LARRY J & HELEN						
GRANTEE: STUBBS JULIAN B &						
1180/1770	10/16/2003	WD	Q	I		730,000
GRANTOR: RAMSEY T HOLMES JR &						
GRANTEE: COOK LARRY J & HELE						

EXTRA FEATURES																	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	1989	1989	3	20	384	
3	0812	CONCRETE C	0	100	0	0	1,183.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,579	
4	0855	CONC PAVER	0	100	68	4	272.00	SF	10.00	10.00	100	2014	2014	3	94	2,557	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2014	2014	3	71	27,158	
6	0911	SCRN RM A	0	100	40	24	960.00	SF	17.50	17.50	100	2014	2014	3	60	10,080	
7	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2014	2014	3	94	4,794	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	60	1,200	
9	1126	CB/STC 8"	0	100	0	0	312.00	SF	8.00	8.00	100	2014	2014	3	94	2,346	

TOTAL OB/XF												
52,378												
4273 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE			LGL DATE			05/07/2025			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												
BUILDING DIMENSIONS												
FEP=[YR=1993] W14 FSP=[YR=1993] W44 S12 UOP=[YR=1993] S45 E11												
FOP=[YR=1993] E13 UOP=[YR=1993] S15 E10 BAS=[YR=1993] E24 N60												
W54 S12 E7 S28 E23 S20 \$ N15 W10 \$ E10 N5 W23 S5 \$ N33 W7 N12												
W4 \$ E44 N12 \$ S12 E14 N12 \$ PTR=E15 UBM=[YR=1993] E49 S38												
FGR=[YR=1993] S22 W24 N22 E24\$ W49 N38\$ W15\$ PTR=N20												
FUS=[YR=1993] N24 U5 L6 N21 E30 S50 W4 S4 W16 N4 W4\$ S20\$.												

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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		R-1	98.00	285.00	97.50	FF	1.00	1.00	1.00	7,500.00	7,500.00	731,250							