IN OR 316 PG 09 &
IN OR 316 PG 543

PARKER NATHAN NEELY
825 WEST END AVE, APT 12-G
NEW YORK, NY 10025

2025

10-2N-28-0000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

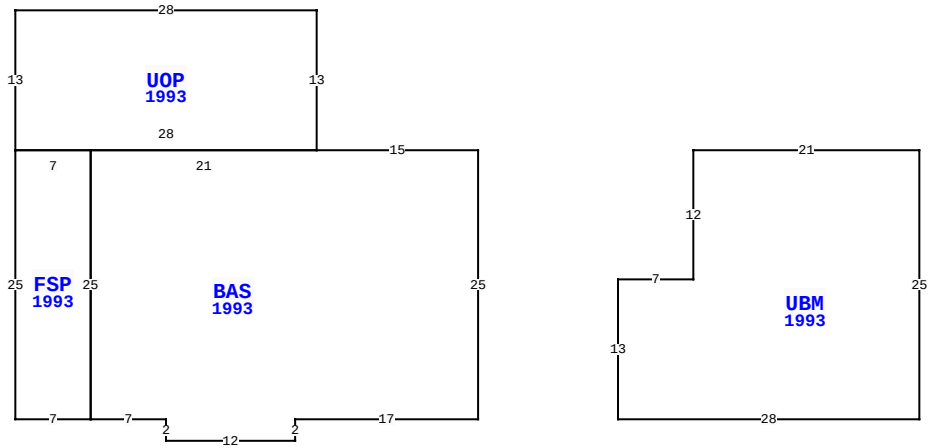
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	924	100	1993	924	92,514
FSP	175	40	1993	70	7,008
UBM	616	20	1993	123	12,315
UOP	364	20	1993	73	7,309
TOTALS	2,079			1,190	119,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,190	107.5900	142.02	169,004	1945	1980	0	0	0	29.50	70.50

1 SNGL FAM – 0% - 0 Heated Area: 924 HX Base Yr



4098 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,148
TOTAL MARKET OB/XF VALUE	26,470
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,570,618
SOH/AGL Deduction	53,025
ASSESSED VALUE	1,517,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,517,593
TOTAL JUST VALUE	1,570,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,379,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140634	DUNEWALK	35,000	04/03/2014
20121327	SPAY INS	4,365	07/05/2012
20120948	SWITCHPLATES	2,200	05/29/2012
20120667	RENOV BATH	2,000	04/17/2012
20091403	ADDITION	11,500	10/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0316/0009	6/01/1980	WD	U	I		22,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=1993] N13 W28 S13 FSP=[YR=1993] S25 E7 N25 W7$ E28 $ W21 S25 E7 S2 E12 N2 E17 N25 $ PTR= E20 UBM=[YR=1993] E21 S25 W28 N13 E7 N12$ W20$.

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	0416	DUNEWALKS	0	0	0	0	352.00	SF	30.00	30.00	100	2000	2000	3	20	2,112	
2	0416	DUNEWALKS	0	0	0	0	1,592.00	SF	25.50	25.50	100	2014	2014	3	60	24,358	

LAND DESCRIPTION

TOTAL OB/XF 26,470

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	000120	C	RES OCEAN	0		R-1	75.00	400.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 03/20/2020 BY KWA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS