



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1053.00			

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0810	CONCRETE A	0	0	0
2	0415	BEACHWALK	0	0	268
3	0410	ELEVATOR	0	0	0
4	1126	CB/STC 8"	0	0	0
5	1134	LANDSCP BL	0	0	0
6	0855	CONC PAVER	0	0	0

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000120	C	RES OCEAN	0		R-1	82.00	400.00	82.00	FF		1.00	1.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000120	C	RES OCEAN	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	6,332	114.1140	180.30	1,141,660	1999	2005	0	0	0	9.50	90.50	
1 SFR CUST - 0% - 0													
Heated Area: 5520													
HX Base Yr													
** This building has 15 Sub-Areas													
4050 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE: 05/07/2025 MLU													

4050 S FLETCHER AVE, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
597.00	SF	6.50	6.50	100	1999	1999	3	75	2,910				
1,072.00	SF	5.75	5.75	100	1999	1999	3	20	1,233				
1.00	UT	20,000.00	20,000.00	100	1999	1999	3	100	20,000				
45.00	SF	8.00	8.00	100	2000	2000	3	77	277				
150.00	SF	3.00	3.00	100	2016	2016	3	99	446				
1,663.00	SF	10.00	10.00	100	2016	2016	3	95	15,799				

TOTAL OB/XF											40,665		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-1	82.00	400.00	82.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,5		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,033,202	
TOTAL MARKET OB/XF VALUE		40,665	
TOTAL LAND VALUE - MARKET		1,558,000	
TOTAL MARKET VALUE		2,631,867	
SOH/AGL Deduction		13,627	
ASSESSED VALUE		2,618,240	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,618,240	
TOTAL JUST VALUE		2,631,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,380,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16-0703	ADDITION	140,000	03/07/2016
B14-2734	KTA/ BATH REMODEL	107,000	12/30/2014
20122268	WTRHTR	1,800	11/06/2012
20121917	AC	6,800	09/17/2012
20051825	REMODEL	6,000	05/20/2005
B983638	NEW CONSTR	168,000	04/30/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/0017	12/28/2015	WD	Q	I	01	1,800,000
GRANTOR: YOUNG TIMOTHY WAYNE S						
GRANTEE: JAMES DUNCAN W & CY						
0817/0169	12/17/1997	WD	U	V	07	100
GRANTOR: ROWLAND CAROL & MARSH						
GRANTEE: YOUNG ANN M TRUSTEE						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2017] W14 PTO=[YR=2017] N9 W24 S9 E24\$ W48 S24 BAS=[YR=1999] S10 FGR=[YR=1999] S29 E22 N13 BAS=[YR=2017] E10 N4 E5 S4 E12 FGR=[YR=1999] S8 E13 N34 W15 S21 E2 S5\$ N5 W2 N21 W38 S16 E13 S10\$ N10 W13 FST=[YR=1999] N11 W5 S11 E5\$ W5 N6 W4\$ E4 N5 E5 N5 W9\$ E62 N24\$ PTR=E85 FUS=[YR=1999] W1 BAL=[YR=2017] N9 STR=[YR=2017] N10 W4S10 E4\$ W12 U3 L3 W20 D3 L3 S9 E38\$ W12 FOP=[YR=1999] W26 D4 R3 S7 E20 N7 R3 U4 \$ D4 L3 S7 W20 N7 L3 U4 W23 S24 STR=[YR=1999] S10 FST=[YR=1999] S6 E9 N6W9\$ E4 N5 E5 N5 W9\$ E9 S5 W5 S5 E5 S6 W9 S23 E22 N13 E8 FOP=[YR=1999] S2 UOP=[YR=1999] S6 W3 S6 E16 N6 W4 N6 W9\$ E9 N2 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 S8 E13 N58\$ W85\$.													

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
558,000							
Common: 1,558,000		PRINTED 07/30/2025 BY SYS					