PT FRACL SEC'S 10 & 13-2N-28E
OR 1225/1058

SMITH PETER W & BARBARA R
PO BOX 15205
FERNANDINA BEACH, FL 32035-3104

2025

13-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

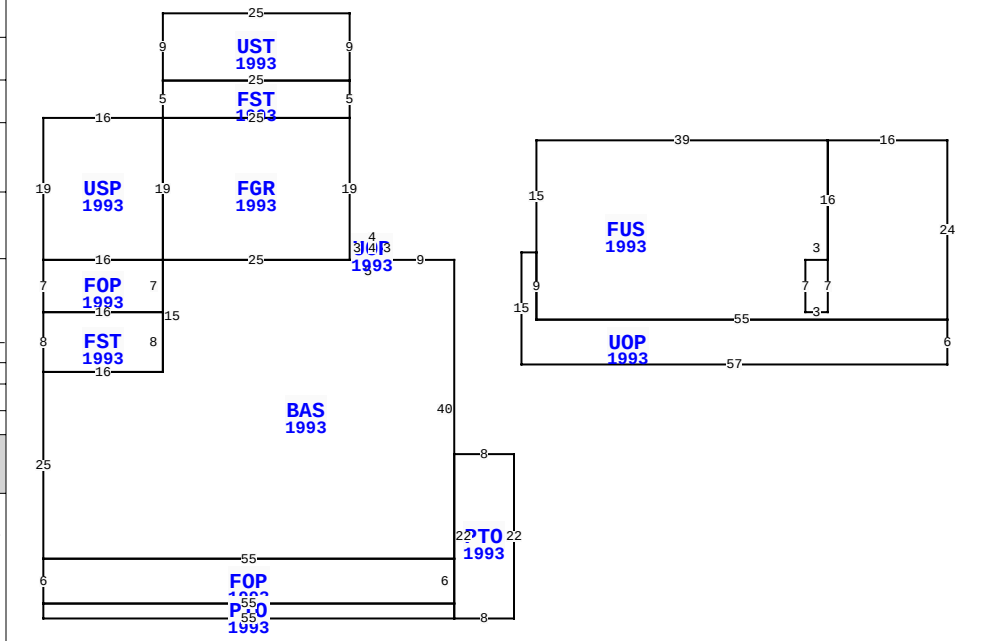
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	10	TERRAZZO 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1993	1,960	344,849
FGR	475	55	1993	261	45,921
FOP	112	30	1993	34	5,982
FOP	330	30	1993	99	17,418
FST	125	55	1993	69	12,140
FST	128	55	1993	70	12,316
FUS	1,299	100	1993	1,299	228,550
PTO	110	5	1993	6	1,056
PTO	176	5	1993	9	1,584
UOP	12	20	1993	2	352
TOTALS	5,616			4,073	716,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,073	134.1648	211.98	863,395	1955	1990	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2013 Heated Area: 3259 HX Base Yr 2013



** This building has 13 Sub-Areas

4309 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: 8	Tax Dist:	
BUILDING MARKET VALUE		716,618
TOTAL MARKET OB/XF VALUE		572
TOTAL LAND VALUE - MARKET		942,615
TOTAL MARKET VALUE		1,659,805
SOH/AGL Deduction		926,563
ASSESSED VALUE		733,242
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		682,520
TOTAL JUST VALUE		1,659,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,464,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22793	REMODEL	125,000	08/01/2009
B9401426	REMODEL	12,000	10/01/1994
B940246	REPAIR/RRF	33,500	10/01/1994
4346	N/A	3,500	09/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1058	4/27/2004	WD	Q	I		825,000
GRANTOR: KENT IAN L & MARY E						
GRANTEE: SMITH PETER W & BAR						
0654/1075	4/14/1992	WD	U	I	09	250,000
GRANTOR: RICHARDSON COLLEEN						
GRANTEE: KENT IAN & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N3 W4 S3 E4 $ W5 FGR=[YR=1993] N19 FST=[YR=1993] N5 UST=[YR=1993] N9 W25 S9 E25$ W25 S5 USP=[YR=1993] W16 S19 FOP=[YR=1993] S7 FST=[YR=1993] S8 E16 N8 W16$ E16 N7 W16$ E16 N19$ E25$ W25 S19 E25 $ W25 S15 W16 S25 FOP=[YR=1993] S6 PTO=[YR=1993] S2 E55 PTO=[YR=1993] E8 N22 W8 S22$ N2 W55$ E55 N6 W55$ E55 N40$ PTR= E50 FUS=[YR=1993] S7 W3 N7 E3 N16 W39 S15 UOP=[YR=1993] W2 S15 E57 N6 W55 N9 $ S9 E55 N24 W16 S16$ W50 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1955	1955	3	20	400	
2	0810	CONCRETE A	0	100	15	4	60.00	SF	6.50	6.50	100	1955	1955	3	20	78	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1980	1980	3	30	94	

LAND DESCRIPTION

TOTAL OB/XF 572

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	000100	C	RES	100		RSF-1	150.00	278.00	150.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	900,000							
2	000100	C	RES	100		RSF-1	28.00	275.00	28.41	FF		1.00	1.00	0.20	7,500.00	1,500.00	42,615							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 942,615 Market: 0 Agricultural: 0 Common: 942,615 PRINTED 07/30/2025 BY SYS