



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	440	15	2012	66	8,189
BAS	754	100	1993	754	93,555
FUS	1,040	100	1993	1,040	129,043
STR	56	10	2012	6	745
UGR	286	45	1993	129	16,006
TOTALS	2,576			1,995	247,538

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	R-1	72.00	125.00	72.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,995	108.0450	142.62	284,527	1973	1998	0	0	0 13.00	87.00
1 SNGL FAM - 100% - 2024 Heated Area: 1794 HX Base Yr 2024											

1469 S FLETCHER AVE, FERNANDINA BEACH				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/07/2025
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						247,538					
TOTAL MARKET OB/XF VALUE						426					
TOTAL LAND VALUE - MARKET						360,000					
TOTAL MARKET VALUE						607,964					
SOH/AGL Deduction						127,823					
ASSESSED VALUE						480,141					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						429,419					
TOTAL JUST VALUE						607,964					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						466,609					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121585	REPLCE PORTIONS D	4,500	08/06/2012
20121138	RE-ROOF	3,000	06/15/2012
20070327	REPLACE GARAGE DO	0	02/15/2007
20010807	CHANGE MASTER HEA	0	04/30/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2370/0300	6/22/2020	WD	Q	I	05	549,000	
GRANTOR: ANDERSON JOSEPH P & J							
GRANTEE: KERIN PAUL J & ANDR							
1250/1907	8/05/2004	PR	Q	I		420,500	
GRANTOR: ALLEN R JAMES & JAMES							
GRANTEE: ANDERSON JOSEPH & J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 UGR=[YR=1993] W11 S26 E11 N26 \$ S26 E29 N26 \$ PTR= N20 FUS=[YR=1993] N26 W28 BAL=[YR=2012] N6W17S24W2S8 STR=[YR=2012] S14E4N14 W4\$ E4S6E32 N6W29N26E12\$ W12 S26E40\$ S20\$.											