LOTS A THRU G & PT LOTS H & I
OF OAK GROVE SUB PBK 2/18 &
R/W LYING S THEREOF

SOUTH FLETCHER PROPERTIES LLC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2026

00-00-30-042A-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

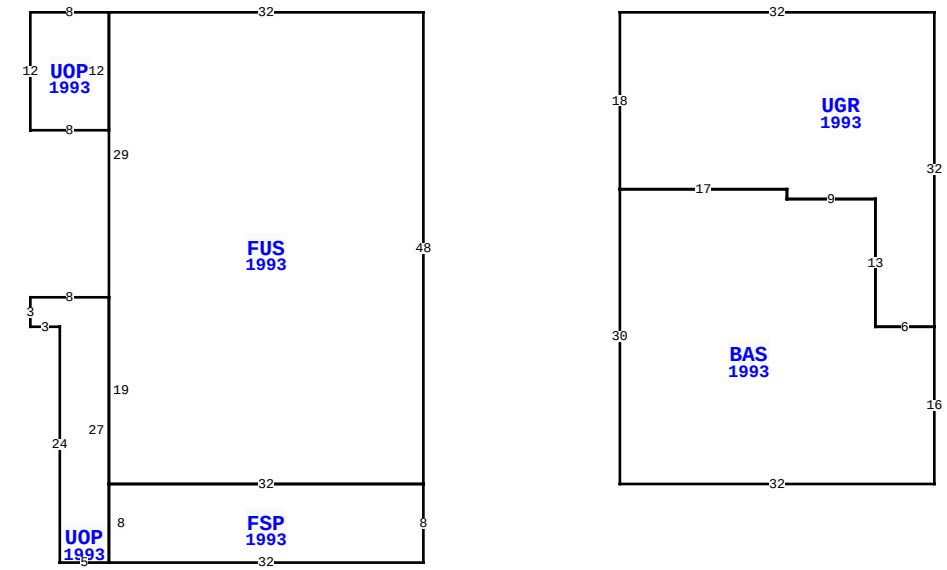
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	867	100	1993	867	66,987
FSP	256	40	1993	102	7,881
FUS	1,536	100	1993	1,536	118,676
UGR	669	45	1993	301	23,256
UOP	96	20	1993	19	1,468
UOP	144	20	1993	29	2,240
TOTALS	3,568			2,854	220,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,854	100.1100	105.12	300,012	1973	1973	0	0	0	26.50	73.50

1 SINGLE FAM 0% - 0 Heated Area: 2403 HX Base Yr



5459 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	220,509
TOTAL MARKET OB/XF VALUE	2,977
TOTAL LAND VALUE - MARKET	1,120,000
TOTAL MARKET VALUE	1,343,486
SOH/AGL Deduction	183,993
ASSESSED VALUE	1,159,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,159,493
TOTAL JUST VALUE	1,343,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,054,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401478	XFOB	4,425	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0435	6/28/2018	WD	Q	I	05	908,000
GRANTOR: BAXLEY PROPERTIES & I						
GRANTEE: SOUTH FLETCHER PROP						
2008/0157	7/16/2015	TD	U	I	30	100
GRANTOR: KIRKLAND FAYE R TRUST						
GRANTEE: BAXLEY PROPERTIES &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993] W32 UOP=[YR=1993] W8 S12 E8 N12 $ S29
UOP=[YR=1993] W8 S3 E3 S24 E5 FSP=[YR=1993] E32 N8 W32 S8 $
N27 $ S19E32 N48 $ PTR= E20 UGR=[YR=1993] E32S32
BAS=[YR=1993] S16 W32 N30 E17 S1E9 S13 E6 $ W6 N13 W9 N1 W17
N18 $ 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	0820	WOOD WALK	0	0	0	0	449.00	SF	11.75	11.75	100	1993	1993	3	40	2,110	
2	1076	TRELLIS A	0	0	8	17	136.00	SF	7.50	7.50	100	1997	1997	3	85	867	

LAND DESCRIPTION

TOTAL OB/XF 2,977

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	0		CPO	0.00	0.00	8.00	LT		1.00	1.00	0.70	200,000.00	140,000.00	1,120,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,120,000 Market: 0 Agricultural: 0 Common: 1,120,000 PRINTED 07/09/2026 BY SYS