

LOT 6
IN OR 364 PG 94
OCEAN DUNES PB 4/54

BANASZAK S HOWARD JR & OLIVIA
4436 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0450-0006-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8														
Exterior Wall	23	REINF CONC 100	0500	11	6,333	174.3060	289.35	1,832,454	2009	2009	0	0	8.00	92.00	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SFR CUST 100% - 2020													Heated Area: 4347													
Roof Cover	11	SLATE 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		4.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units		0 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA		03																							
NEIGHBORHOOD/LOC			1053.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
FGR	476	55	2009	262	69,745																								
FGR	591	55	2009	325	86,516																								
FOP	21	30	2009	6	1,597																								
FOP	85	30	2009	26	6,921																								
FOP	102	30	2009	31	8,252																								
FOP	153	30	2009	46	12,245																								
FOP	265	30	2009	80	21,296																								
FST	405	55	2009	223	59,363																								
FST	408	55	2009	224	59,629																								
FST	644	55	2009	354	94,236																								
TOTALS	9,150			6,333	685,858																								
EXTRA FEATURES						4436 S FLETCHER AVE, FERNANDINA BEACH																							
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	3,185													
2	0416	DUNEWALKS	0	100	362	4	1,448.00	SF	30.00	30.00	100	2009	2009	3	31	13,466													
4	0920	CWALL-WD/M	0	100	0	0	79.00	LF	390.00	390.00	100	2009	2009	3	31	9,551													
5	1126	CB/STC 8"	0	100	0	0	582.00	SF	24.00	24.00	100	2009	2009	3	88	12,292													
TOTAL OB/XF 38,494																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000120	C	RES OCEAN	100		RSF-1	85.00	400.00	84.99	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,784,790												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,784,790 Market: 0 Agricultural: 0 Common: 1,784,790 PRINTED 07/09/2026 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0364/0094	6/21/1982	WD	U	I	11	100

GRANTOR: SCHUTT ELLA B

GRANTEE: BANASZAK S HOWARD J

0302/0194	9/18/1979	WD	U	V		61,000
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GRANTOR: CUNNINGHAM KATHERINE

GRANTEE: SCHUTT ELLA B

BUILDING DIMENSIONS

FST=[YR=2009] W4N3 W17 UST=[YR=2009] W23 FST=[YR=2009] W17S3W4S14 FGR=[YR=2009] S31 E21 FST=[YR=2009] E23 FGR=[YR=2009] E21 N21 FOP=[YR=2009] N7W3 SFB=[YR=2009] W13S7 E13N7\$ S7E3\$ W16N7W5S28\$ N28 W23S28\$ N31W4S10W6N10W11\$ E11 S10E6N10E4N17\$ S20E23N20\$ S20 E21N17\$ PTR=E15 FUS=[YR=2009] E3N3 E13 STR=[YR=2009] N5E27S5 UOP=[YR=2009] S19W21N19E21\$W27\$ E6S19E21N19 E19S3E3S17 W3S7E3 S18W3S3 W13 FOP=[YR=2009] S5W12S10 STR=[YR=2009] S20 W10N20E10\$ W10N10W11N5 FOP=[YR=2009] W3N17E9 UOP=[YR=2009] N4E21 S4 FOP=[YR=2009] E5S17W5N17\$S17W21 N17\$ S17W6\$ E33\$ W1N17W5N4W21 S4W9S17W10N3W3N42\$ W15\$ PTR= E85 FUS=[YR=2009] E22S19E21N19E22S20 W3S7 FOP=[YR=2009] E3S17W6N17E3\$W3