



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	04	REIN CONC 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1993	770	147,309
FOP	210	30	1993	63	12,053
SFB	525	80	1993	420	80,351
UGR	378	45	1993	170	32,523
UOP	120	20	1993	24	4,592
UST	77	45	1993	35	6,696

TOTALS	2,080			1,482	283,522
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	1242	WD DECK A	0	100	10	5	50.00	SF	10.00
4	1241	WD DECK G	0	100	12	5	60.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100	0006	R-1	50.00	70.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	1,482	153.6630	255.08	378,029	1962	1985	0	0	0	25.00	75.00	

1 SFR CUST 100% - 2026 Heated Area: 1190 HX Base Yr

SFB 1993

UST 1993

UGR 1993

UOP 1993

FOP 1993

BAS 1993

1098 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1962	1962	3	22	440	
2	1242	WD DECK A	0	100	10	5	50.00	SF	10.00	10.00	100	2003	2003	3	20	100	
4	1241	WD DECK G	0	100	12	5	60.00	UT	11.50	11.50	100	2003	2003	3	29	200	

TOTAL OB/XF														740			
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	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000

NASSAU COUNTY PROPERTY														PAGE 1 of 1				2
VALUATION SUMMARY														STANDARD				
VALUATION BY														Tax Group: 2				Tax Dist:
BUILDING MARKET VALUE														283,522				
TOTAL MARKET OB/XF VALUE														740				
TOTAL LAND VALUE - MARKET														1,050,000				
TOTAL MARKET VALUE														1,334,262				
SOH/AGL Deduction														120,155				
ASSESSED VALUE														1,214,107				
TOTAL EXEMPTION VALUE														13				1,214,107
BASE TAXABLE VALUE														0				
TOTAL JUST VALUE														1,334,262				
NCON VALUE														0				
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE														1,187,071				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100876	REROOF W/30YR SHN	3,000	05/27/2010
20021204	VINYL SOFFIT/FASC	2,000	07/15/2002
20011290	STUCCO & NEW DOOR	8,000	06/05/2001
20010526	REPLACE BACK STEP	1,000	03/26/2001
4861	REPAIR/RRF	2,000	05/27/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q	V	RSN	CD	SALE PRICE		
2787/1978	5/15/2025	WD	Q	I	01		1,670,000		
GRANTOR: THOMPSON HENRY A & AD									
GRANTEE: ALLEN ROBERT JAMES									
2474/1467	6/28/2021	WD	Q	I	01		950,000		
GRANTOR: MINSON EDDIE M & STAC									
GRANTEE: THOMPSON HENRY A &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W11 SFB=[YR=1993] W24 S28 E17 UGR=[YR=1993] E18 N21 W18 S21\$ N21 E7 N7\$ S7 E11 N7\$ PTR=E15 BAS=[YR=1993] E14FOP=[YR=1993] E1 UOP=[YR=1993] N6 E20 S6W20\$ E20 S10 W21 N10 \$ S10 E21 S18 W35 N28 \$ W15 \$.									