



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	05	AVERAGE 40
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,308	100	1993	1,308	239,153
FOP	234	30	1993	70	12,798
UST	15	45	1993	7	1,280
TOTALS	1,557			1,385	253,231

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0416	DUNEWALKS	0	0	4	47	188.00	SF	15.00	15.00	
2	1242	WD DECK A	0	0	16	33	528.00	SF	10.00	10.00	
3	1131	REINFR 8	0	0	58	3	174.00	SF	3.15	3.15	
4	0819	CONC 12"	0	0	0	0	1,294.00	SF	9.50	9.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,385	125.7360	208.72	289,077	1961	2000	0	0	12.40	87.60
1 SFR CUST 0% - 0 Heated Area: 1308 HX Base Yr											
1144 S FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF											
4,353											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 253,231											
TOTAL MARKET OB/XF VALUE 4,353											
TOTAL LAND VALUE - MARKET 1,050,000											
TOTAL MARKET VALUE 1,307,584											
SOH/AGL Deduction 103,598											
ASSESSED VALUE 1,203,986											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 1,203,986											
TOTAL JUST VALUE 1,307,584											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 1,196,755											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110712	H/AC	4,200	05/11/2011
20101680	REROOF W/30YR SHN	8,200	09/27/2010
20041609	METAL ROOF	3,000	09/08/2004
983583	REMODEL	6,000	04/23/1998
6638	REPAIR/RRF	1,800	07/02/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2432/0953	1/29/2021	WD	U	I	16	409,000			
GRANTOR: ADAMS DEVELOPMENT LLC									
GRANTEE: ADKINS HENRY T JR									
1829/1233	12/06/2012	QC	U	I	11	100			
GRANTOR: ADAMS JOYCE ADKINS									
GRANTEE: ADAMS DEVELOPMENT L									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 N12 FOP=[YR=1993] N6 W39 S6 E39 \$ W39 S12											
UST=[YR=1993] S3 E5 N3 W5 \$ E5 S24 E35 N24 \$.											