



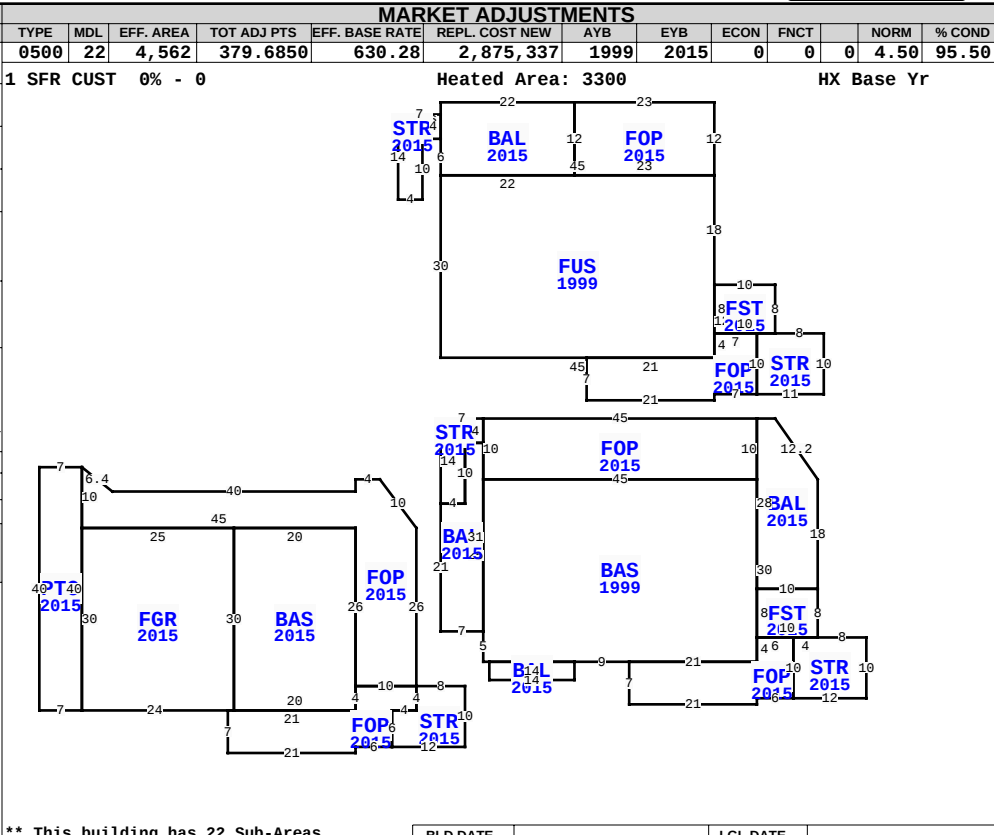
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
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
BAL	42	15	2015	6	3,612
BAL	177	15	2015	27	16,252
BAL	245	15	2015	37	22,271
BAL	264	15	2015	40	24,077
BAS	1,350	100	1999	1,350	812,588
BAS	600	100	2015	600	361,150
FGR	750	55	2015	412	247,990
FOP	207	30	2015	62	37,319
FOP	217	30	2015	65	39,124
FOP	223	30	2015	67	40,329
TOTALS	7,657			4,562	745,947

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	1126	CB/STC 8"	0	0	5	92	460.00	SF	10.80
4	1126	CB/STC 8"	0	0	4	66	264.00	SF	10.80
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,700.00
7	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00

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	0	0006	R-1	100.00	70.00	100.00



** This building has 22 Sub-Areas	BLD DATE	LGL DATE	04/27/2026	MLU
990 S FLETCHER AVE, FERNANDINA BEACH	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
22,092	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
21,000.00	21,000.00	2,100,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,745,947	
TOTAL MARKET OB/XF VALUE		22,092	
TOTAL LAND VALUE - MARKET		2,100,000	
TOTAL MARKET VALUE		4,868,039	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,868,039	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,868,039	
TOTAL JUST VALUE		4,868,039	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		4,563,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130538	DECKS & ??	107,000	03/18/2013
20120123	DEMOLITION	2,500	01/24/2012
20091395	H/AC	3,460	10/13/2009
20081549	ELEC OTHER	0	10/08/2008
984122	NEW CONSTR	195,000	08/07/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2485/1864	8/03/2021	WD	Q	I	01
GRANTOR: HARPSTER BRIAN A & HO					
GRANTEE: COOK DARIN R REVOCA					
1585/1189	9/18/2008	WD	Q	I	
GRANTOR: EUNICE CECIL M					
GRANTEE: HARPSTER BRIAN & HO					

BUILDING NOTES									
FOP=[YR=2015] W4 S2 W40 U4 L5 PTO=[YR=2015] W7 S40 E7									
FGR=[YR=2015] E24 FOP=[YR=2015] S7 E21 N1 E6 STR=[YR=2015]									
E12 N10 W8 S4 W4 S6\$ N6 E4 N4 W10 BAS=[YR=2015] N26 W20 S30									
E20 N4 \$ S4 W21\$ E1 N30 W25 S30\$ N40\$ S10 E45 S26 E10 N26 U8									
L6 \$ PTR=E10N10 STR=[YR=2015] E7 FOP=[YR=2015] E45									
BAL=[YR=2015] E3 D10 R7 S18 FST=[YR=2015] S8 STR=[YR=2015]									
E8 S10 W12 FOP=[YR=2015] W6 S1 W21 N7 BAS=[YR=1999] W9									
BAL=[YR=2015] S3 W14 N3 E14\$ W15 N5 BAL=[YR=2015] W7 N21 E4									
N10 E3 S31\$ N25 E45 S30 W21\$ E21 N4 E6 S10\$ N10 E4\$ W10 N8									
E10\$ W10 N28\$ S10 W45 N10\$ S4 W3 S10 W4 N14\$ W10S10\$									
PTR=E10N20 FUS=[YR=1999] N30 BAL=[YR=2015] N6 STR=[YR=2015]									
W3 S10 W4 N14 E7 S4\$ N6 E22 FOP=[YR=2015] E23 S12 W23 N12 \$									