



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1997	1,176	168,270
FCP	868	25	1997	217	31,049
FOP	336	30	2013	101	14,451
FST	308	55	1997	169	24,181
TOTALS	2,688			1,663	237,953

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	1242	WD DECK A	0	0	30	8		240.00	SF13.50	100	2005
3	1242	WD DECK A	0	0	0	0		109.00	SF10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	R-1	60.00	100.00	60.00	FF	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,663	119.7000	166.38	276,690	1997	1997	0	0	0	14.00	86.00	
1 SNGL FAM 0% - 2024 Heated Area: 1176 HX Base Yr													
BAS 1997 FST 1997 FCP 1997 FOP 2013													

1343 N FLETCHER AVE, FERNANDINA BEACH											
BLD DATE 09/12/2013 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		237,953	
TOTAL MARKET OB/XF VALUE		909	
TOTAL LAND VALUE - MARKET		540,000	
TOTAL MARKET VALUE		778,862	
SOH/AGL Deduction		15,449	
ASSESSED VALUE		763,413	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		763,413	
TOTAL JUST VALUE		778,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		694,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0		30,612	01/24/2024
10353-B	NEW CONSTR	66,240	03/05/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/1176	6/16/2023	WD	Q	I	01	735,000	
GRANTOR: NAZWORTH JOSEPH E & B							
GRANTEE: STALEY LARRY A & KA							
2023/0725	1/08/2016	QC	U	I	11	100	
GRANTOR: NAZWORTH LIVING TRUST							
GRANTEE: NAZWORTH JOSEPH E &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W42 S28 FOP=[YR=2013] S8 E42 N8 W42\$ E42 N28\$ PTR= E15 FST=[YR=1997] E11 FCP=[YR=1997] E31 S28 W31 N28\$ S28 W11 N28\$ W15\$.											