



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

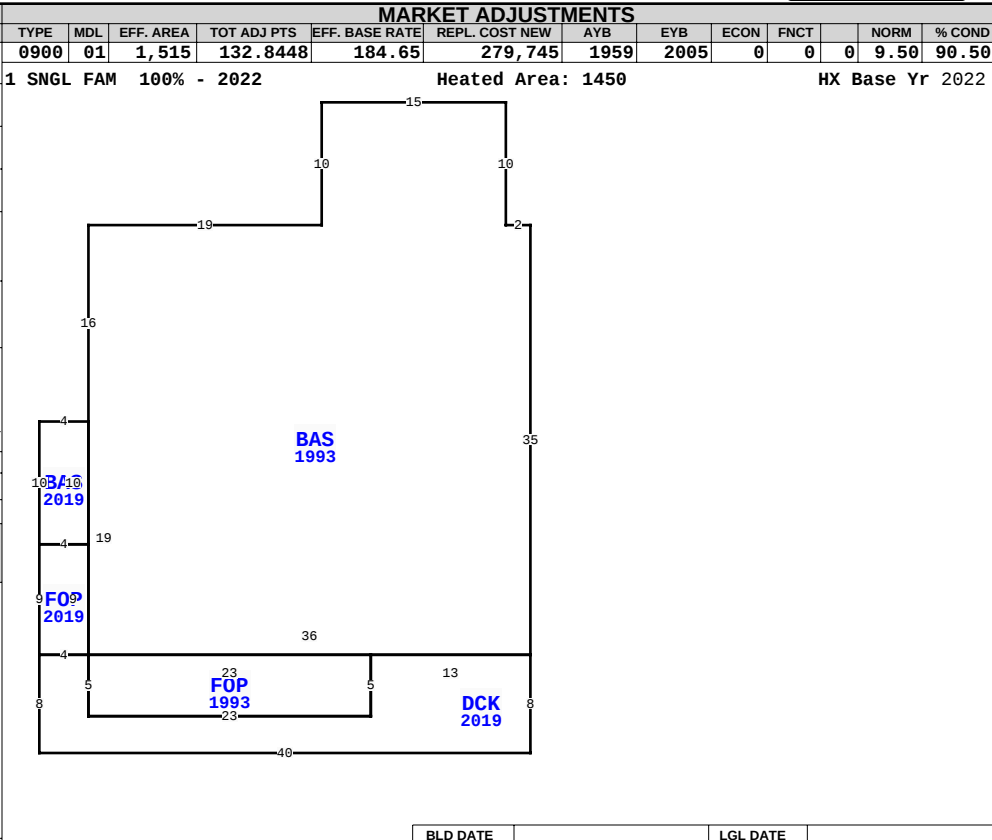
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	1993	1,410	235,623
BAS	40	100	2019	40	6,684
DCK	205	10	2019	20	3,342
FOP	115	30	1993	34	5,682
FOP	36	30	2019	11	1,838

TOTALS	1,806			1,515	253,169
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1076	TRELLIS A	0 100	0	0	205.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	50.00	100.00	50.00



825 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1076	TRELLIS A	0 100	0	0	205.00	SF	7.50	7.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1076	TRELLIS A	0 100	0	0	205.00	SF	7.50	7.50

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		389,394	
TOTAL MARKET OB/XF VALUE		1,461	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		715,855	
SOH/AGL Deduction		41,572	
ASSESSED VALUE		674,283	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		622,872	
TOTAL JUST VALUE		715,855	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		661,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182405	ACCESSORY	167,264	07/11/2018
20101055	H/AC	4,200	06/28/2010
20100727	REMODEL	8,057	05/03/2010
20033702	REMODEL	3,000	08/20/2003
2002340	ELEC OTHER	0	03/02/2000
990493	ELEC OTHER	0	08/21/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2457/1715	4/26/2021	WD	U	I	11
GRANTOR: STEPHENS PATRICIA R					
GRANTEE: STEPHENS/MOZINGO LI					
2031/1599	3/03/2016	WD	Q	I	01
GRANTOR: TAYLOR ROBERT B & LEN					
GRANTEE: STEPHENS PATRICIA R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 N10 W15 S10 W19 S16 BAS=[YR=2019] W4 S10 FOP=[YR=2019] S9 DCK=[YR=2019] S8 E40 N8 W13 FOP=[YR=1993] W23 S5 E23 N5\$ S5 W23 N5 W4 \$ E4 N9 W4\$ E4 N10\$ S19 E36 N35 \$									

STEPHENS/MOZINGO LIVING TRUST/MOZINGO RALPH SCOTT
825 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0184-0000

[illegible]