

LOT 4
IN OR 1649/1560
GOLF MAR PB 5/62

SPATOLA STEVEN M & HANEY STEPHANIE A
4063 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1350-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	1993	24	2,226
BAS	2,006	100	1993	2,006	186,060
FGR	399	55	1993	219	20,313
FOP	52	30	1993	16	1,484
FOP	60	30	1993	18	1,669
FOP	289	30	1993	87	8,069
FST	231	55	1993	127	11,779
STR	34	10	1993	3	278

TOTALS	3,231			2,500	231,880
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
4	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00
6	1075	TRELLIS G	0	100	26	9		234.00	SF 35.00

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-1	100.00	122.00	100.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,500	105.7920	111.08	277,700	1992	1992	0	0	0 16.50	83.50
1 SINGLE FAM 100% - 2010 Heated Area: 2006 HX Base Yr 2010											

4063 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/27/2026	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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1992	1992	3	68	2,380	
4	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00	100	2017	2017	04	95	47,500	
6	1075	TRELLIS G	0	100	26	9		234.00	SF 35.00	100	2017	2017	3	78	6,388	

TOTAL OB/XF										56,268						
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
1	000100	C	RES	100		R-1	100.00	122.00	100.00	FF		1.00	1.00	1.00	8,500.00	8,500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		315,455	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		1,221,723	
SOH/AGL Deduction		ASSESSED VALUE		552,376	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE		TOTAL JUST VALUE		1,221,723	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				1,078,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163502	SWIM POOL	77,000	12/20/2016
20163504	GARAGE	86,524	12/20/2016
20130647	ROOF	21,500	03/28/2013
6819	NEW CONSTR	77,988	12/03/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1649/1560	11/20/2009	WD	U	I	37
GRANTOR: SPEIGEL CRAIG P/R FOR					
GRANTEE: SPATOLA STEVEN M &					
0616/1233	1/14/1991	WD	U	V	
GRANTOR: HANNAH & ASSOCIATES					
GRANTEE: SPIEGEL ROBERT H					

BUILDING NOTES									
BAS=[YR=1993] W18 S20 BAL=[YR=1993] W16 S10 E16 N10 \$ S10 W16 N10 W18 S29 FOP=[YR=1993] S10 E17 N1 STR=[YR=1993] E17 N2 W17 S2\$ N2 E17 N7 W34 \$ E34 S10 E19 N14 E7 N11 FOP=[YR=1993] W13 N4 E13 S4 \$ W13 N4E8 N12 W3 N18 \$ PTR=E24 FST=[YR=1993] E11 FGR=[YR=1993] E19 S21 W18 FOP=[YR=1993] S5 W12 N5 E12 \$ W1 N21 \$ S21 W11 N21 \$ W24 \$.									

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