

LOT 17  
IN OR 2206/1013  
HAMBYS SUB PB 2/32

REMICK FRANCIS A & LISA S  
2120 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0017-0000



| BUILDING CHARACTERISTICS                                                                                            |                  |                |                        |              |                                   |                   |                |                |             | MARKET ADJUSTMENTS |           |          |             |         |                       |                                     |            |  |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------|--------------|-----------------------------------|-------------------|----------------|----------------|-------------|--------------------|-----------|----------|-------------|---------|-----------------------|-------------------------------------|------------|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                             | CD               | CONSTRUCTION   | TYPE                   | MDL          | EFF. AREA                         | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1 2         |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                       | 10               | ABOVE AVG 100  | 0500                   | 01           | 4,780                             | 100.2330          | 166.39         | 795,344        | 1994        | 2015               | 0         | 0        | 4.50        | 95.50   | VALUATION BY STANDARD |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                       | 03               | GABLE/HIP 100  | 1 SFR CUST 100% - 2024 |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | Heated Area: 3324 HX Base Yr        |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                          | 03               | COMP SHNGL 100 |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | Tax Group: 2 Tax Dist:              |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                       | 05               | DRYWALL 100    |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | BUILDING MARKET VALUE 759,554       |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floop                                                                                                      | 13               | LVT/LAMMT 100  |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | TOTAL MARKET OB/XF VALUE 4,610      |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                       | 03               | CENTRAL 100    |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | TOTAL LAND VALUE - MARKET 1,260,000 |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                        | 04               | AIR DUCTED 100 |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | TOTAL MARKET VALUE 2,024,164        |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                            | 3                | 100            |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | SOH/AGL Deduction 226,748           |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                           | 4                | 100            |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | ASSESSED VALUE 1,797,416            |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                               | 02               | WOOD FRAME 100 |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | TOTAL EXEMPTION VALUE 13 1,797,416  |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                             | 3.               | 3. 100         |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | BASE TAXABLE VALUE 0                |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Units                                                                                                               | 0                | 100            |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       | TOTAL JUST VALUE 2,024,164          |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                           | 00               | NONE 100       | NCON VALUE 0           |              |                                   |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                             |                  | 04             | Quality Level 04       |              | INCOME VALUE                      |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                            |                  | 0100           | SINGLE FAMILY          |              | PREVIOUS YEAR MKT VALUE 1,883,877 |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                             |                  |                | MKT AREA               |              | 01                                |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                    |                  | 1052.00        |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                           | TOTAL GROSS AREA | PCT OF BASE    | YEAR                   | TOT ADJ AREA | SUBAREA MARKET VALUE              |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAL                                                                                                                 | 292              | 15             | 2022                   | 44           | 6,992                             |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                 | 1,380            | 100            | 1994                   | 1,380        | 219,285                           |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                 | 184              | 100            | 2022                   | 184          | 29,238                            |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                 | 200              | 100            | 2022                   | 200          | 31,780                            |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                 | 1,780            | 55             | 2022                   | 979          | 155,566                           |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                 | 216              | 30             | 2022                   | 65           | 10,328                            |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                 | 360              | 30             | 2022                   | 108          | 17,161                            |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                 | 360              | 30             | 2022                   | 108          | 17,161                            |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                 | 360              | 30             | 2022                   | 108          | 17,161                            |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                 | 25               | 55             | 2022                   | 14           | 2,224                             |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                              | 6,905            |                |                        | 4,780        | 759,554                           |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                      |                  |                |                        |              |                                   | TOTAL OB/XF 4,610 |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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    | 3,500.00           | 100       | 2022     | 2022        | 3       | 99                    | 3,465                               |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                   | 0416             | DUNEWALKS      | 0                      | 100          | 159                               | 4                 | 636.00         | SF             | 9.00        | 9.00               | 100       | 1994     | 1994        | 3       | 20                    | 1,145                               |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                    |                  |                |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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                      | LAND VALUE |  |  |                        |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                   | 000120           | C              | RES OCEAN              | 100          |                                   | R-2               | 50.00          | 250.00         | 50.00       | FF                 |           | 1.00     | 1.00        | 1.20    | 21,000.00             | 25,200.00                           | 1,260,000  |  |  |                        |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/22/2023 BY DJ                                                                                        |                  |                |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 07/09/2026 BY SYS |                  |                |                        |              |                                   |                   |                |                |             |                    |           |          |             |         |                       |                                     |            |  |  |                        |  |  |  |  |  |  |  |  |  |