



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	02	SHED 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	300	15	2025	45	11,151
BAL	588	15	2025	88	21,806
BAS	30	100	2025	30	7,434
BAS	211	100	2025	211	52,284
BAS	1,036	100	2025	1,036	256,715
FGR	1,042	55	2025	573	141,987
FOP	40	30	2025	12	2,973
FOP	138	30	2025	41	10,160
FOP	336	30	2025	101	25,027
FOP	336	30	2025	101	25,027
TOTALS	10,074			6,709	1,662,455

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00
5	0416	DUNEWALKS	0	100	0	0	600.00	SF	30.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00
7	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,750.00

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	100		R-1	70.00	125.00	70.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	6,709	150.0240	249.04	1,670,809	2024	2024	0	0
1 SFR CUST 100% - 2026 Heated Area: 5417 HX Base Yr 2026									

** This building has 16 Sub-Areas									
1330 N FLETCHER AVE, FERNANDINA BEACH									
BLD DATE	03/21/2014	KK	LGL DATE						
XF DATE			LAND DATE	04/28/2026	MLU				
INC DATE			AG DATE						

TOTAL OB/XF									
80,210									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-1	70.00	125.00	70.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					1,662,455				
TOTAL MARKET OB/XF VALUE					80,210				
TOTAL LAND VALUE - MARKET					1,470,000				
TOTAL MARKET VALUE					3,212,665				
SOH/AGL Deduction					0				
ASSESSED VALUE					3,212,665				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					3,161,254				
TOTAL JUST VALUE					3,212,665				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					3,000,218				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2329	C0		10/25/2024
2022-2329	7523T 5452B	0	08/14/2022
20200024	DEMOLITION	140,000	10/01/2020
20101110	H/AC	4,000	07/08/2010
20051324	REPAIR/RRF	2,000	02/25/2005
20040851	XFOB	1,000	05/06/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2444/1045	3/22/2021	WD	Q	I	01	1,150,000			
GRANTOR: WOODALL DUANE D & CHE									
GRANTEE: DIAZ DANIEL J & CHA									
2384/0203	8/07/2020	WD	Q	I	02	800,000			
GRANTOR: HOPPER BETTY F									
GRANTEE: WOODALL DUANE D									

BUILDING NOTES									
FUS=[YR=2025;ORIG=-60,0] W28 N12 W21 S48 E17 E23 S6 E9 N42 \$									
FUS=[YR=2025;ORIG=-50,-12] S48 E17 E23 S6 E9 N42 W28 N12 W21 \$									
BAS=[YR=2025;ORIG=-120,0] W28 N12 W21 S28 E36 E13 N16 \$									
BAS=[YR=2025;ORIG=-120,16] W13 S7 E5 S6 S9 E8 N22 \$									
UOP=[YR=2025;ORIG=-120,-24] W36 S7 W13 S5 E21 S12 E28 N24 \$									
FGR=[YR=2025;ORIG=-169,16] E36 S7 S6 E5 S9 S5 W41 N27 \$									
BAS=[YR=2025;ORIG=-133,23] E5 S6 W5 N6 \$									
FOP=[YR=2025;ORIG=-128,38] E8 S5 W8 N5 \$									
FOP=[YR=2025;ORIG=-92,36] E23 S6 W23 N6 \$									
BAL=[YR=2025;ORIG=-109,36] E17 S6 E23 E9 N14 E3 S17 W52 N9 \$									
FOP=[YR=2025;ORIG=-88,-12] S12 E28 N12 W28 \$									