



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

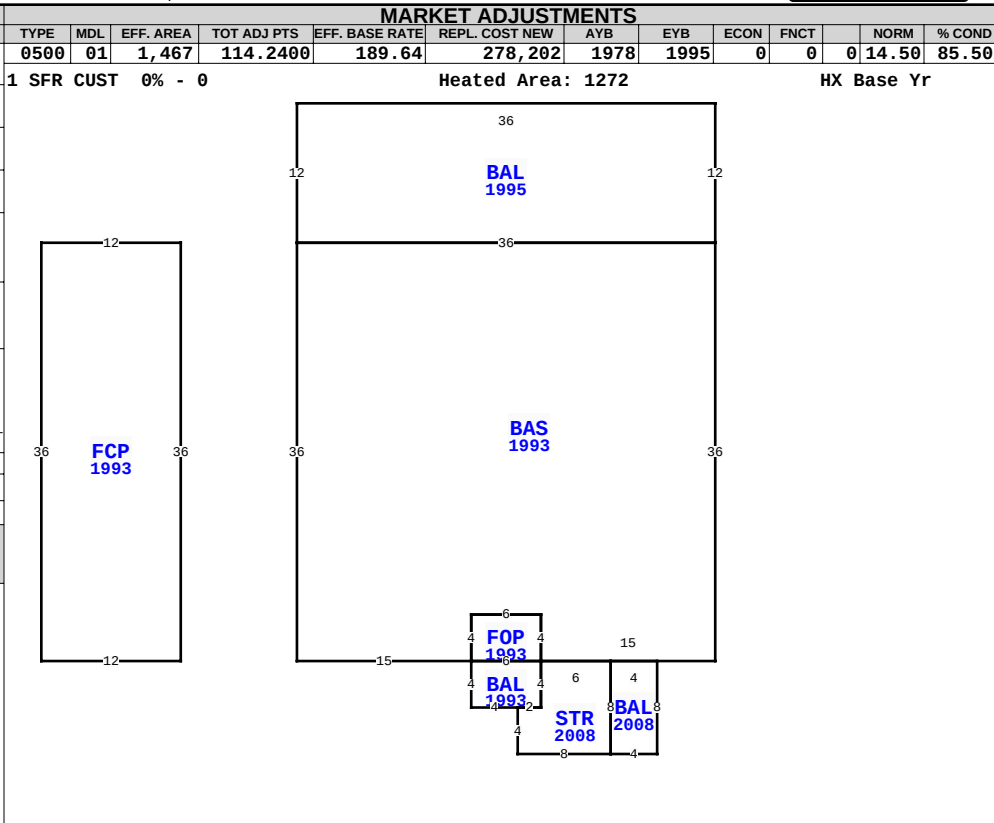
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	24	15	1993	4	649
BAL	432	15	1995	65	10,540
BAL	32	15	2008	5	811
BAS	1,272	100	1993	1,272	206,245
FCP	432	25	1993	108	17,511
FOP	24	30	1993	7	1,135
STR	56	10	2008	6	973

TOTALS	2,272			1,467	237,863
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0416	DUNEWALKS	0	0	76	4			304.00

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	0	0006	R-1	50.00	125.00	50.00

REVIEW DATE	01/01/2023	BY	CD
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1336 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	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
3	0416	DUNEWALKS	0	0	76	4			15.00	100	1995	1995	3	20	912	

TOTAL OB/XF										912						
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	000120	C	RES OCEAN	0	0006	R-1	50.00	125.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00

Total Acres: 0.00	Total Land Value: 1,050,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1						
VALUATION SUMMARY										2						
VALUATION BY										STANDARD						
Tax Group: 2										Tax Dist:						
BUILDING MARKET VALUE										237,863						
TOTAL MARKET OB/XF VALUE										912						
TOTAL LAND VALUE - MARKET										1,050,000						
TOTAL MARKET VALUE										1,288,775						
SOH/AGL Deduction										297,303						
ASSESSED VALUE										991,472						
TOTAL EXEMPTION VALUE										0						
BASE TAXABLE VALUE										991,472						
TOTAL JUST VALUE										1,288,775						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										1,182,508						

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110676	OTHER	600	05/02/2011
20101008	H/AC	4,800	06/16/2010
20060491	REMODEL	2,421	03/09/2006
20053170	REMODEL	32,000	12/14/2005
20021792	H/AC	2,000	10/16/2002
B958971	REMODEL	8,000	04/04/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0288/0319	3/28/1979	WD	Q	I		68,500			
GRANTOR: MCDONOUGH JOSEPH N									
GRANTEE: WIRSING KENT MCD &									
0286/0156	2/05/1979	WD	Q	I		32,600			
GRANTOR: SCHULER HANS HERMANN									
GRANTEE: MCDONOUGH JOSEPH N									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAL=[YR=1995] W36 S12 BAS=[YR=1993] S36 E15 BAL=[YR=1993] S4 E4 STR=[YR=2008] S4 E8 BAL=[YR=2008] E4 N8 W4 S8\$ N8 W6 S4 W2\$ E2 N4 FOP=[YR=1993] N4W6 S4 E6\$ W6\$ N4 E6 S4 E15 N36 W36\$ E36 N12\$ PTR=W46S12 FCP=[YR=1993] W12 S36 E12 N36\$N12E46\$.									