



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	153,324
FST	392	55	1993	216	32,855
FUS	416	100	1993	416	63,276
FUS	1,406	100	1993	1,406	213,862
TOTALS	3,222			3,046	463,318

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0511	GARAGE CB-	0	100	20	22	440.00	SF	40.00
7	1075	TRELLIS G	0	100	10	40	400.00	SF	35.00
8	1241	WD DECK G	0	100	0	0	760.00	UT	23.00
9	1241	WD DECK G	0	100	5	21	105.00	UT	11.50

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-1	100.00	150.00	100.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,046	107.4192	178.32	543,163	1976	1995	0	0
1 SFR CUST 100% - 2001									
Heated Area: 2830									
HX Base Yr 2001									
1535 N FLETCHER AV, FERNANDINA BEACH									
BLD DATE 11/18/2014 DJ LGL DATE 04/28/2026 MLU									
XF DATE									
INC 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
2	0511	GARAGE CB-	0	100	20	22	440.00	SF	40.00	40.00	100	1981	1981	3	30	5,280	
7	1075	TRELLIS G	0	100	10	40	400.00	SF	35.00	35.00	100	1997	1997	3	23	3,220	
8	1241	WD DECK G	0	100	0	0	760.00	UT	23.00	23.00	100	1997	1997	3	23	4,020	
9	1241	WD DECK G	0	100	5	21	105.00	UT	11.50	11.50	100	1997	1997	3	23	278	

TOTAL OB/XF									
12,798									
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	150.00	100.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					463,318				
TOTAL MARKET OB/XF VALUE					12,798				
TOTAL LAND VALUE - MARKET					1,950,000				
TOTAL MARKET VALUE					2,426,116				
SOH/AGL Deduction					1,841,501				
ASSESSED VALUE					584,615				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					528,204				
TOTAL JUST VALUE					2,426,116				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,364,356				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091027	REPAIR/RRF	600	08/04/2009
20081231	REMODEL	7,000	08/01/2008
20070265	REPAIR/RRF	5,000	02/13/2007
20041519	REPAIR/RRF	1,000	08/20/2004
20040888	REMODEL	2,000	05/12/2004
20033586	REMODEL	4,000	07/30/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2282/0170	6/11/2019	LE	U	I	11	100	
GRANTOR: CLARKE LINDA P							
GRANTEE: CLARKE COLBY R							
1926/1867	7/02/2014	QC	U	I	11	100	
GRANTOR: CLARKE ALEXANDER M &							
GRANTEE: CLARKE ALEXANDER M							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FST=[YR=1993] W28 S14 BAS=[YR=1993] S36 E28 N36 W28 \$ E28 N14 \$ PTR= E10S10 FUS=[YR=1993] E9 N9 E14 S9 E9 S40 W32 N40 \$N10W10 \$PTR= E10 N5FUS=[YR=1993] N13 E32 S13 W32 \$ W10 S5\$.									