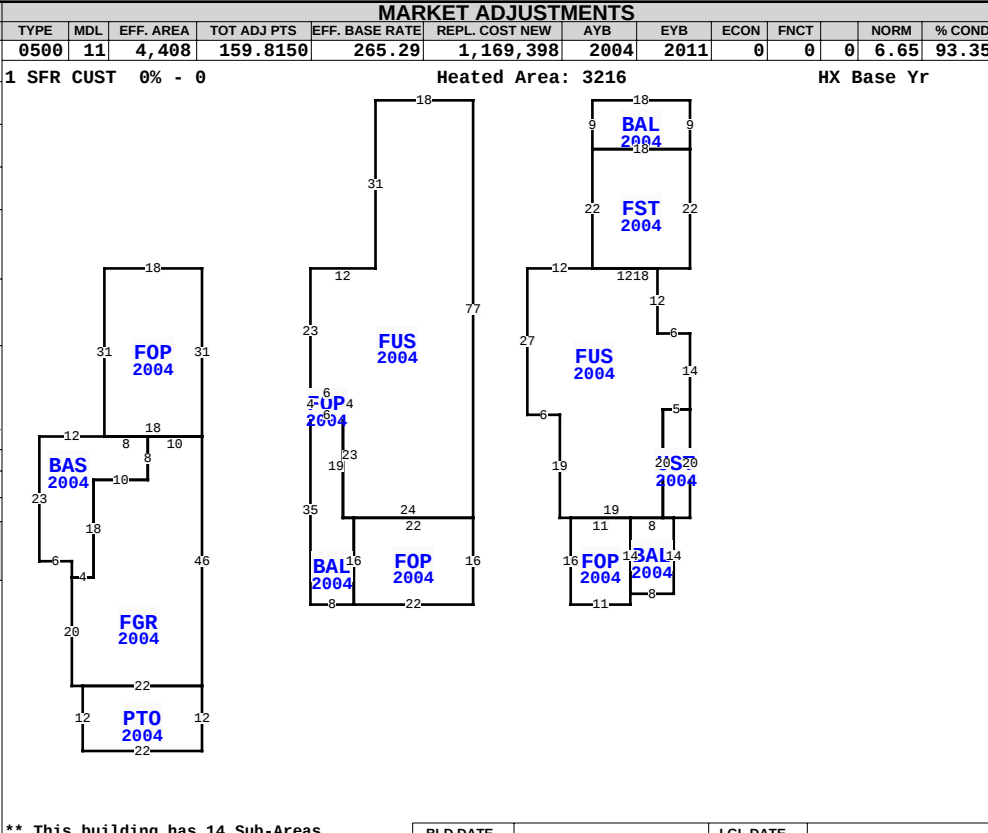




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
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
BAL	112	15	2004	17	4,210
BAL	162	15	2004	24	5,944
BAL	242	15	2004	36	8,915
BAS	322	100	2004	322	79,742
FGR	920	55	2004	506	125,310
FOP	24	30	2004	7	1,734
FOP	176	30	2004	53	13,125
FOP	352	30	2004	106	26,251
FOP	558	30	2004	167	41,357
FST	396	55	2004	218	53,987
TOTALS	6,522			4,408	1,091,633



** This building has 14 Sub-Areas

1553 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026
INC DATE		AG DATE	MLU

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	0	0	0	2.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	6,020	
5	1244	WD DECK EX	0	0	0	0	406.00	SF	18.50	18.50	100	2004	2004	3	30	2,253	
6	1241	WD DECK G	0	0	3	7	21.00	UT	13.23	13.23	100	2004	2004	3	30	83	

LAND DESCRIPTION										TOTAL OB/XF										8,356	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
1	000100	C	RES	0	0006	R-1	50.00	150.00	50.00	FF		1.00	1.00	1.00	19,500.00	19,500.00					
REVIEW DATE			03/21/2024		BY	KBA		Total Acres: 0.00		Total Land Value: 975,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,091,633	
TOTAL MARKET OB/XF VALUE		8,356	
TOTAL LAND VALUE - MARKET		975,000	
TOTAL MARKET VALUE		2,074,989	
SOH/AGL Deduction		424,404	
ASSESSED VALUE		1,650,585	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,650,585	
TOTAL JUST VALUE		2,074,989	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,005,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120869	HARDIE SIDING	10,200	05/11/2012
20033808	NEW CONSTR	420,000	09/11/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2878/547	6/29/2026	WD	Q	I	01	2,525,000	
GRANTOR: CUNDY SCOTT T & JO CA							
GRANTEE: BACCALA ALLAN MICHA							
2384/1178	8/15/2020	QC	U	I	11	100	
GRANTOR: CUNDY SCOTT TURNER &							
GRANTEE: CUNDY SCOTT T & JO							

BUILDING NOTES									
FOP=[YR=2004] W18 S31 BAS=[YR=2004] W12 S23 E6 S3									
FGR=[YR=2004] S20 E2 PTO=[YR=2004] S12 E22 N12 W22\$ E22 N46									
W10 S8 W10 S18 W4\$ E4 N18 E10 N8 W8\$ E18 N31\$ PTR=E20									
FUS=[YR=2004] E12 N31 E18 S77 FOP=[YR=2004] S16 W22									
BAL=[YR=2004] W8 N35 FOP=[YR=2004] N4 E6 S4 W6\$ E6 S19 E2									
S16\$ N16 E22\$ W24 N23 W6 N23\$ W20\$ PTR=E60 FUS=[YR=2004] E12									
FST=[YR=2004] N22 BAL=[YR=2004] N9 E18 S9 W18\$ E18 S22 W18\$									
E12 S12 E6 S14 UST=[YR=2004] S20 W3 BAL=[YR=2004] S14 W8									
FOP=[YR=2004] S2 W11 N16 E11 S14\$ N14 E8\$ W2 N20 E5\$ W5 S20									
W19 N19 W6 N27\$ W60\$.									