



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	553	100	1993	553	91,429
APT	609	100	1993	609	100,687
FCP	461	25	1993	115	19,013
FOP	56	30	1993	17	2,811
FST	148	55	1993	81	13,392
HXB	553	100	1993	553	91,429
HXB	609	100	1993	609	100,687
HXC	461	25	1993	115	19,013
HXP	56	30	1993	17	2,811
HXU	148	55	1993	81	13,392
TOTALS	3,654			2,750	454,662

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	1241	WD DECK G	0	0	5	21	105.00	UT	15.53	15.53	100	2004	2004	3	30	489	
2	1241	WD DECK G	0	0	5	21	105.00	UT	15.53	15.53	100	2004	2004	3	30	489	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,750	129.9936	180.69	496,898	1982	2007	0	0	8.50	91.50
1 DUPLEX 0% - 2026 Heated Area: 2324 HX Base Yr											

1623 N FLETCHER AVE A&B, FERNANDINA BEACH											
BLD DATE: 10/1/1993, LGL DATE: 10/1/1993, X F DATE: 10/1/1993, INC DATE: 10/1/1993											
TOTAL OB/XF 978											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		454,662	
TOTAL MARKET OB/XF VALUE		978	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		905,640	
SOH/AGL Deduction		0	
ASSESSED VALUE		905,640	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		905,640	
TOTAL JUST VALUE		905,640	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		899,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111177	H/AC	1,500	07/19/2011
20041294	XFOB	2,000	07/15/2004
20033752	REMODEL	2,000	08/26/2003
20012583	REPAIR/RRF	2,000	11/30/2001
6002	REPAIR/RRF	6,800	05/30/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2797/1915	6/30/2025	SW	U	I	30
GRANTOR: CUTAJAR JOSEPH AS SPE					
GRANTEE: CECIL KIMBERLY ANN					
2217/1888	8/15/2018	WD	Q	I	01
GRANTOR: KUSHEQUA PARTNERS L P					
GRANTEE: BUTLER JEFFREY M &					

BUILDING NOTES		

BUILDING DIMENSIONS		
FST=[YR=1993] W8 FCP=[YR=1993] W13 HXC=[YR=1993] W13 HXU=[YR=1993] W8 S15 E4 S7 E4 N22 \$ S22 W4 N7 W4 S14 E21 N29 \$ S29 E21 N14 W4 S7 W4 N22 \$ S22 E4 N7 E4 N15 \$ PTR= E15 HXB=[YR=1993] E21 APT=[YR=1993] E21 S8 FOP=[YR=1993] W4 S14 E4 N14 \$ W4 S14 E4 S7 W21 N29 \$ S29 W21 N7 HXP=[YR=1993] E4 N14 W4 S14 \$ E4 N14 W4 N8 \$ W15 \$ PTR= N15 APT=[YR=1993] N29 W21 HXB=[YR=1993] W21 S29 E21 N29 \$ S29 E21 \$ S15 \$.		