



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floor	03	CONC FINSH 50
Interior Floor	13	LVT/LAMMT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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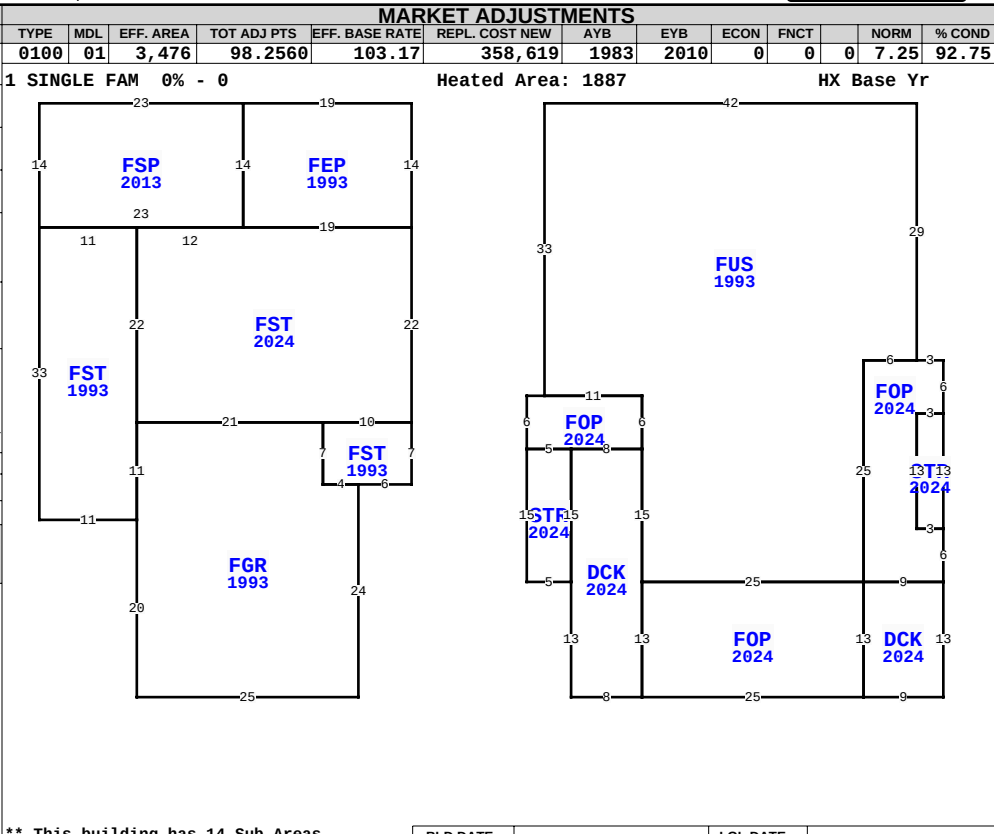
NEIGHBORHOOD/LOC	1056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
DCK	117	10	2024	12	1,148
DCK	224	10	2024	22	2,105
FEP	266	80	1993	213	20,382
FGR	747	55	1993	411	39,329
FOP	78	30	2024	23	2,201
FOP	186	30	2024	56	5,359
FOP	325	30	2024	98	9,378
FSP	322	40	2013	129	12,344
FST	70	55	1993	38	3,636
FST	363	55	1993	200	19,138
TOTALS	5,381			3,476	332,619

EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
4	1242	WD DECK A	0	0	0	0	937.00	SF	13.50	13.50	100	2003	2003	3	20	2,530	
5	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2003	2003	3	20	128	
6	1076	TRELLIS A	0	0	13	8	104.00	SF	7.50	7.50	100	2000	2000	3	85	663	

LAND DESCRIPTION			TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	000100	C	RES	0	0006	R-1	100.00	150.00	100.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	900,000



** This building has 14 Sub-Areas

1659 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		332,619	
TOTAL MARKET OB/XF VALUE		5,036	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		1,237,655	
SOH/AGL Deduction		198,097	
ASSESSED VALUE		1,039,558	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,039,558	
TOTAL JUST VALUE		1,237,655	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,051,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222420	REMODEL	216,500	09/06/2022
20121833	RE-ROOF	12,800	09/05/2012
20033057	XFOB	8,000	05/07/2003
B9610123	REMODEL	1,000	11/07/1996
B8991	REPAIR/RRF	3,400	04/10/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0741	8/13/2020	WD	Q	I	01	666,000
GRANTOR:RENAUD MARY J TRUST						
GRANTEE:HERNDON SCOTT L						
2128/1212	4/25/2017	QC	U	I	11	100
GRANTOR:RENAUD PHILIP F & MAR						
GRANTEE:MARY J RENAUD TRUST						

BUILDING NOTES	
BUILDING DIMENSIONS	
FUS=[YR=1993;ORIG=15,0] E42 S29 W6 S25 W25 N15 N6 W11 N33 \$	
FGR=[YR=1993;ORIG=-31,47] S20 E25 N24 W4 N7 W21 S11 \$	
FST=[YR=2024;ORIG=-31,14] E12 E19 S22 W10 W21 N22 \$	
FST=[YR=1993;ORIG=-42,14] S33 E11 N11 N22 W11 \$	
FOP=[YR=2024;ORIG=26,54] E25 S13 W25 N13 \$	
FSP=[YR=2013;ORIG=-19,0] W23 S14 E23 N14 \$	
FEP=[YR=1993;ORIG=0,0] W19 S14 E19 N14 \$	
DCK=[YR=2024;ORIG=18,39] E8 S15 S13 W8 N13 N15 \$	
FOP=[YR=2024;ORIG=51,29] E6 E3 S6 W3 S13 E3 S6 W9 N25 \$	
DCK=[YR=2024;ORIG=51,54] E9 S13 W9 N13 \$	
FOP=[YR=2024;ORIG=13,33] E2 E11 S6 W8 W5 N6 \$	
STR=[YR=2024;ORIG=13,39] E5 S15 W5 N15 \$	