

BLOCK 7A N1/2 OF LOT 16 &  
S1/2 OF LOT 17  
IN OR 1914/872

KEAHEY NANCY K L/E/KEAHEY NANCY TRUST  
1733 N FLETCHER AV  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1401-007A-0161



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 50     |
| Exterior Wall            | 16  | WD FR STUC 50  |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 04  | PLYWOOD 50     |
| Interior Wall            | 05  | DRYWALL 50     |
| Interior Floo            | 11  | CLAY TILE 60   |
| Interior Floo            | 14  | CARPET 40      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 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 |
| NEIGHBORHOOD/LOC | 1056.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,088            | 100         | 1993 | 1,088        | 134,958              |
| BAS       | 480              | 100         | 1994 | 480          | 59,540               |
| FOP       | 44               | 30          | 1993 | 13           | 1,612                |
| SFB       | 580              | 80          | 1993 | 464          | 57,555               |
| UGR       | 512              | 45          | 1993 | 230          | 28,530               |
| UGR       | 480              | 45          | 1994 | 216          | 26,793               |
| UOP       | 488              | 20          | 1993 | 98           | 12,156               |

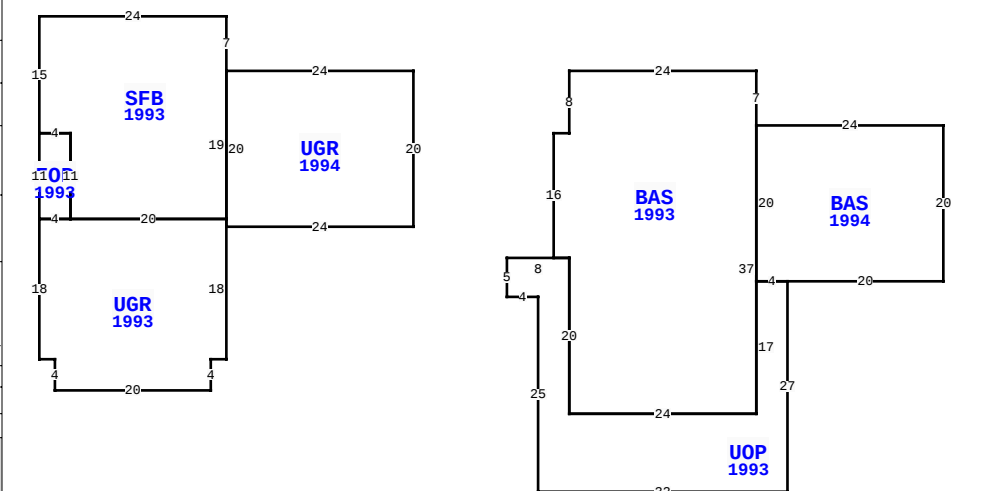
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,672 |  |  | 2,589 | 321,145 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |       |    |        |                |
|----------------|------------|-------------|---------|-----|---|-------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0       | 100 | 0 | 0     |    | 236.00 | SF 30.00       |
| 2              | 1242       | WD DECK A   | 0       | 100 | 4 | 15    |    | 60.00  | SF 10.00       |
| 3              | 0820       | WOOD WALK   | 0       | 100 | 0 | 0     |    | 204.00 | SF 11.75       |

| 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 | 0006 | R-1      | 100.00 | 150.00 | 100.00      |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                     | 01  | 2,589     | 110.6880    | 153.86         | 398,344        | 1978 | 1983 | 0    | 0    |
| 1 SNGL FAM 100% - 1989 Heated Area: 2032 HX Base Yr 1989 |     |           |             |                |                |      |      |      |      |



|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 03/27/2014 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

|                                       |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|
| 1733 N FLETCHER AVE, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 2,495       |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 900,000 | 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     |  |  |  |  | 321,145         |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 2,495           |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 900,000         |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,223,640       |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 987,756         |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 235,884         |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | HX HB WX 56,411 |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 179,473         |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,223,640       |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0               |  |  |  |  |
| INCOME VALUE              |  |  |  |  |                 |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 1,034,143       |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20121137   | RE - ROOF         | 3,000 | 06/15/2012 |
| 20052587   | REPLACE VINYL SID | 5,000 | 08/31/2005 |
| 7419       | REPAIR/RRF        | 1,800 | 11/09/1992 |

| SALES DATA                   |           |              |        |        |           |               |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1914/0872                    | 4/24/2014 | QC           | U      | I      | 11        | 100           |
| GRANTOR: KEAHEY NANCY K      |           |              |        |        |           |               |
| GRANTEE: KEAHEY NANCY K TRUS |           |              |        |        |           |               |
| 1240/1930                    | 6/25/2004 | QC           | Q      | I      | 06        | 100           |
| GRANTOR: FSK TRUST THE       |           |              |        |        |           |               |
| GRANTEE: KEANEY FRANK S & NA |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UGR=[YR=1994] W24 SFB=[YR=1993] N7 W24 S15 FOP=[YR=1993] S11 E4 N11 W4 \$ E4 S11 UGR=[YR=1993] W4 S18 E2 S4 E20 N4 E2 N18 W20 \$ E20 N19 \$ S20 E24 N20 \$ PTR= E20 BAS=[YR=1993] E24 S7 BAS=[YR=1994] E24 S20 W20 UOP=[YR=1993] S27 W32 N25 W4 N5 E8 S20 E24 N17 E4\$ W4 N20 \$ S37 W24 N20 W2 N16 E2 N8 \$ W20 \$ . |  |  |  |  |  |  |  |  |  |