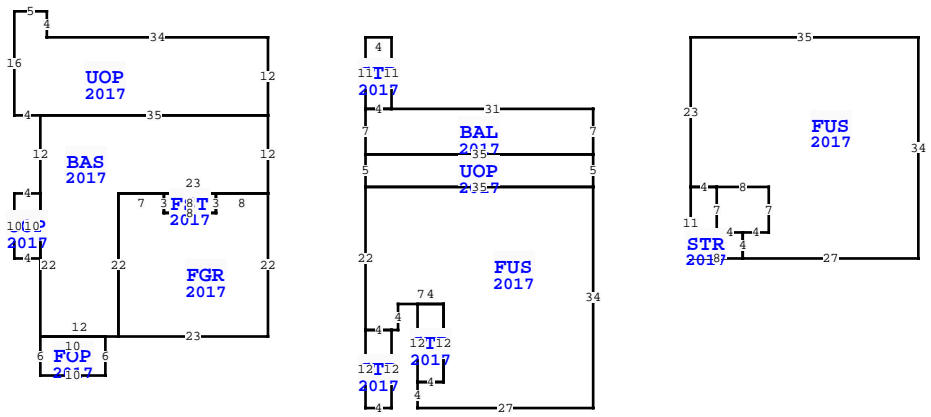


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	CUST	0%	-	2023							Heated Area: 2792	HX Base Yr



Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	245	15	2017	37	25,924
BAS	684	100	2017	684	479,236
FGR	482	55	2017	265	185,669
FOP	60	30	2017	18	12,612
FST	24	55	2017	13	9,109
FUS	1,034	100	2017	1,034	724,460
FUS	1,074	100	2017	1,074	752,486
STR	44	10	2017	4	2,802
STR	48	10	2017	5	3,503
STR	48	10	2017	5	3,503
TOTALS	4,506			3,286	2,302,297

** This building has 14 Sub-Areas

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/27/2026 MLU
INC DATE	AG DATE	

1554 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				2,302,297
TOTAL MARKET OB/XF VALUE				4,740
TOTAL LAND VALUE - MARKET				1,260,000
TOTAL MARKET VALUE				3,567,037
SOH/AGL Deduction				0
ASSESSED VALUE				3,567,037
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				3,567,037
TOTAL JUST VALUE				3,567,037
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				3,365,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0142	RMDL BATH KITCHEN	52,000	03/20/2023
20162319	CO ISSUED	0	03/29/2017
20162319	NEW CONSTR	325,356	08/22/2016
20160626	DEMO G/HSE	8,000	03/09/2016
20110109	REPLACE TREADS/CA	450	01/24/2011
20020752	VINYL SOFFIT/FASC	2,000	04/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1786	10/17/2022	WD	Q	I	01	3,900,000
GRANTOR: ROBERTS THOMAS H III						
GRANTEE: LALOLA RIVA LLC						
2019/0188	12/16/2015	WD	Q	I	01	1,000,000
GRANTOR: SMOAK STEVE C						
GRANTEE: ROBERTS THOMAS HUGH						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2017] W34 N4 W5 S16 E4 BAS=[YR=2017] S12	
UOP=[YR=2017] W4 S10 E4 N10\$ S22 FOP=[YR=2017] S6 E10 N6 W10	
\$ E12 FGR=[YR=2017] E23 N22 W8 FST=[YR=2017] W8 S3 E8 N3\$ S3	
W8 N3 W7 S22\$ N22 E23 N12 W35\$ E35 N12\$ PTR=E15 STR=[YR=2017]	
E4 S11 BAL=[YR=2017] E31 S7 UOP=[YR=2017] S5 FUS=[YR=2017]	
S34 W27 N4 STR=[YR=2017] N12 E4 S12 W4\$ E4 N12 W7 S4 W1	
STR=[YR=2017] S12 W4 N12 E4\$ W4 N22 E35\$ W35 N5 E35\$ W35 N7	
E4\$ W4 N11\$ W15\$ PTR=E65 FUS=[YR=2017] E35 S34 W27 N4 E4 N7	
W8 STR=[YR=2017] S7 E4 S4 W8 N11 E4\$ W4 N23\$ W65\$.	

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
7	0416	DUNEWALKS	0	0	65	4			248.00	SF	2011	2011	3	40	2,976	
8	0416	DUNEWALKS	0	0	0	0			84.00	SF	2017	2017	3	70	1,764	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0	0006	R-1	60.00	150.00	60.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,260,000							