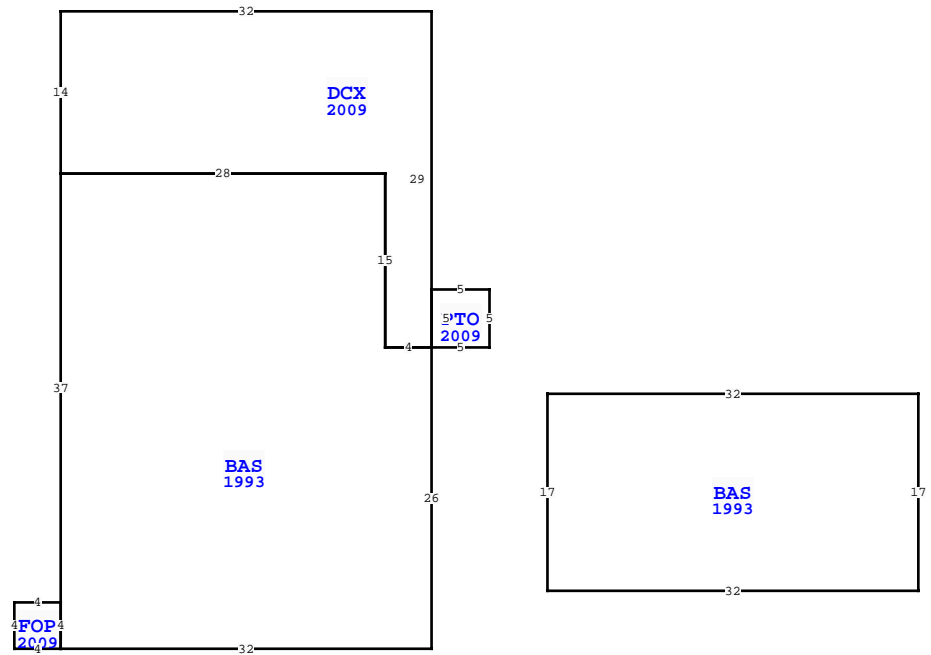


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	544	100	1993
BAS	1,252	100	1993
DCX	508	15	2009
FOP	16	30	2009
PTO	25	5	2009
TOTALS	2,345		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR	CUST	100%	1996								Heated Area: 1796	HX Base Yr 1996



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			322,022
TOTAL MARKET OB/XF VALUE			5,739
TOTAL LAND VALUE - MARKET			1,260,000
TOTAL MARKET VALUE			1,587,761
SOH/AGL Deduction			1,334,749
ASSESSED VALUE			253,012
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			201,601
TOTAL JUST VALUE			1,587,761
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,465,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032818	H/AC	2,000	04/01/2003
2002873	ELEC OTHER	2,000	05/05/2000
20002681	REMODEL	11,000	04/07/2000
4579	REPAIR/RRF	2,000	11/23/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1049/0523	4/14/2002	WD	Q	I	01	100
GRANTOR: LEE ROY D & BETTY H						
GRANTEE: LEE ROY D REVOCABLE						
0235/0506	3/18/1977	WD	U	I		69,000
GRANTOR: GIBSON JOHN W & LAWSO						
GRANTEE: LEE ROY D						

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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	34	680	
3	1076	TRELLIS A	0	100	0	422.00	SF	7.50	7.50	100	2001	2001	3	85	2,690	
5	1125	CB/STC 6"	0	100	0	213.00	SF	7.35	7.35	100	2001	2001	3	77	1,205	
6	0416	DUNEWALKS	0	100	97	388.00	SF	15.00	15.00	100	2001	2001	3	20	1,164	

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

BUILDING NOTES	
1564 S FLETCHER AVE, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=-32,14] S37 S4 E32 N26 W4 N15 W28 \$	
BAS=[YR=1993;ORIG=10,33] S17 E32 N17 W32 \$	
DCX=[YR=2009;ORIG=0,0] W32 S14 E28 S15 E4 N29 \$	
PTO=[YR=2009;ORIG=0,29] E5 N5 W5 S5 \$	
FOP=[YR=2009;ORIG=-32,51] W4 S4 E4 N4 \$	
PTR=[ORIG=0,0] E10 S33 N33 W10 \$	

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	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	100	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							