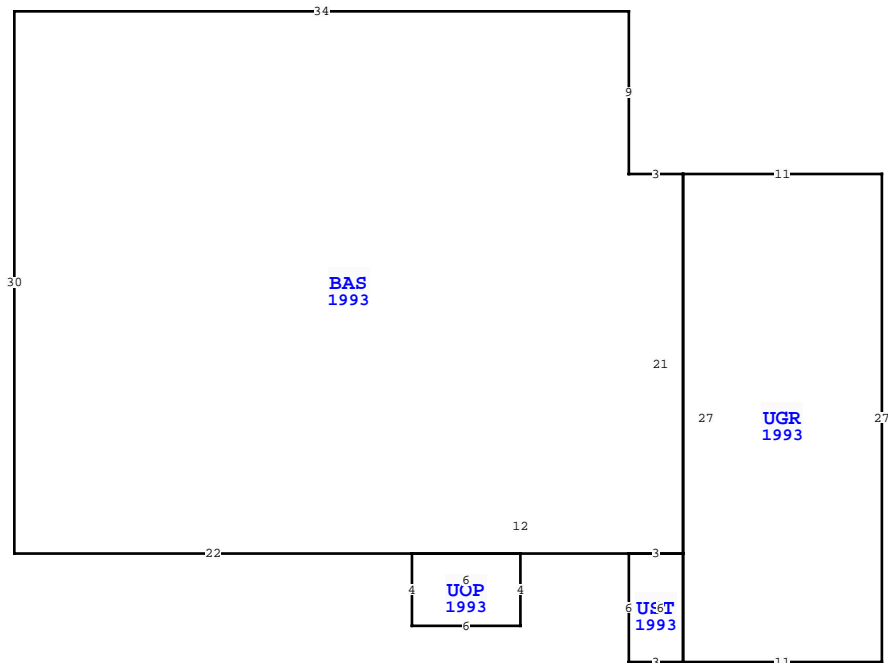


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	07 CORK/VTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	04 REIN CONC 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	1,230	120.8400	200.59	246,726	1962	1985	0	0	20.00	80.00		
1 SFR CUST 0% - 0 Heated Area: 1083 HX Base Yr													



Quality	03 Quality Level 03				
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
BAS	1,083	100	1993	1,083	173,791
UGR	297	45	1993	134	21,503
UOP	24	20	1993	5	802
UST	18	45	1993	8	1,284
TOTALS	1,422			1,230	197,381

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	197,381		
TOTAL MARKET OB/XF VALUE	3,239		
TOTAL LAND VALUE - MARKET	1,260,000		
TOTAL MARKET VALUE	1,460,620		
SOH/AGL Deduction	72,504		
ASSESSED VALUE	1,388,116		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,388,116		
TOTAL JUST VALUE	1,460,620		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,332,447		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052211	RISER REPAIR	1,000	07/13/2005
20052190	REROOF W/40YR SHN	2,000	07/11/2005
6769	XFOB	100	10/09/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/0776	7/05/2007	QC	Q	I	06	100
GRANTOR: JOHNSON WAYNE W & PAT						
GRANTEE: JOHNSON BEACH HOUSE						
1510/0774	7/05/2007	QC	Q	I	06	316,700
GRANTOR: HUBBARD CARRIE W & LE						
GRANTEE: JOHNSON WAYNE W & P						

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	1241	WD DECK G	0	0	0	385.00	UT	11.50	11.50	100	1993	1993	3	20	886	
3	1241	WD DECK G	0	0	12	156.00	UT	14.38	14.38	100	1990	1990	3	20	449	
4	0416	DUNEWALKS	0	0	122	488.00	SF	15.00	15.00	100	2001	2001	3	20	1,464	
5	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1962	1962	3	22	440	

1590 S FLETCHER AVE, FERNANDINA BEACH
 BLD DATE 06/30/2009 RK LGL DATE
 XF DATE 06/30/2009 RK LAND DATE 04/27/2026 MLU
 INC DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
UGR=[YR=1993] W11 BAS=[YR=1993] W3 N9 W34 S30 E22 UOP=[YR=1993] S4E6 N4 W6 \$ E12 UST=[YR=1993] S6 E3 N6 W3 \$ E3 N21 \$ S27 E11 N27 \$.	

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	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							