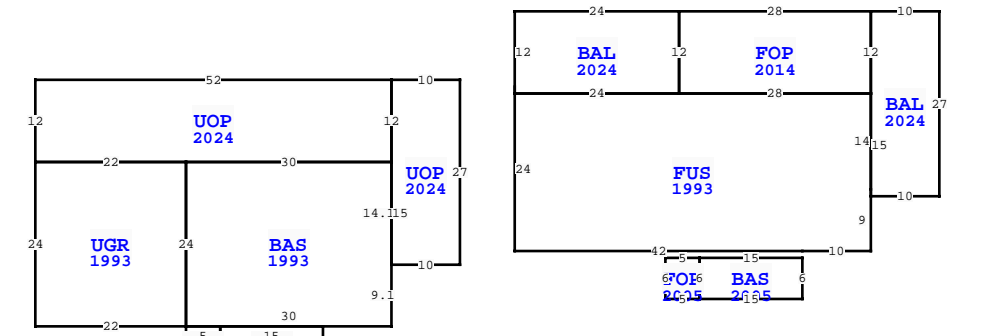


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	2,715	166.7635	276.83	751,593	1970	1995	0	0	15.00	85.00		
1 SFR CUST 0% - 0 Heated Area: 2096 HX Base Yr													



Quality	06	Quality Level 06			
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	270	15	2024	40	9,412
BAL	288	15	2024	43	10,118
BAS	720	100	1993	720	169,420
BAS	90	100	2005	90	21,178
BAS	90	100	2005	90	21,178
FOP	30	30	2005	9	2,117
FOP	30	30	2005	9	2,117
FOP	336	30	2014	101	23,766
FUS	1,196	100	1993	1,196	281,426
UGR	528	45	1993	238	56,003
TOTALS	4,472			2,715	638,854

** This building has 12 Sub-Areas
1600 S FLETCHER AVE, FERNANDINA BEACH
BLD DATE 10/06/2014 KK LGL DATE 04/27/2026 MLU
XF DATE
INC DATE

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
3	1242	WD DECK A	0	0	14	4			10.00	100	2000	2000	3	20	112	
4	0416	DUNEWALKS	0	0	0	0			30.00	100	2024	2023		93	13,392	

TOTAL OB/XF													
13,504													

LAND DESCRIPTION																								
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	90.00	150.00	90.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,890,000							

LAND DESCRIPTION																								
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	90.00	150.00	90.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,890,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		638,854	
TOTAL MARKET OB/XF VALUE		13,504	
TOTAL LAND VALUE - MARKET		1,890,000	
TOTAL MARKET VALUE		2,542,358	
SOH/AGL Deduction		17,699	
ASSESSED VALUE		2,524,659	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,524,659	
TOTAL JUST VALUE		2,542,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,338,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222518	REMODEL	130,000	10/28/2022
20142524	FOP/DCK	2,000	11/26/2014
20141331	REPAIR/RRF	26,000	06/20/2014
2002923	MOVE WATER HEATER	0	05/11/2000
2002893	ELEC. REMODEL	0	05/09/2000
991417	REMODEL/ADD ENTRA	0	10/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2485/0965	8/05/2021	WD	Q	I	01	2,350,000
GRANTOR: ROGERS THERON L						
GRANTEE: 78 SHERIDAN ATLANTA						
1895/1763	12/30/2013	WD	Q	I	01	805,000
GRANTOR: MORSELLO ROSEMARIE						
GRANTEE: ROGERS THERON L						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FUS=[YR=1993;ORIG=0,-60] E24 E28 D14L0 D9R0 W10 W42 N24 \$													
BAS=[YR=1993;ORIG=-18,-26] U9.1L0 U14.11R0 W30 S24 E30 \$													
UGR=[YR=1993;ORIG=-48,-50] W22 S24 E22 N24 \$													
FOP=[YR=2014;ORIG=24,-60] N12 E28 S12 W28 \$													
BAS=[YR=2005;ORIG=-43,-20] E15 N6 W15 S6 \$													
BAS=[YR=2005;ORIG=42,-36] S6 W15 N6 E15 \$													
FOP=[YR=2005;ORIG=-48,-26] S6 E5 N6 W5 \$													
FOP=[YR=2005;ORIG=27,-30] W5 N6 E5 S6 \$													
PTR=[ORIG=0,0] N60 S60 \$													
UOP=[YR=2024;ORIG=-18,-62] E10 S27 W10 N15 N12 \$													
UOP=[YR=2024;ORIG=-70,-62] E52 S12 W30 W22 N12 \$													
BAL=[YR=2024;ORIG=24,-72] W24 S12 E24 N12 \$													