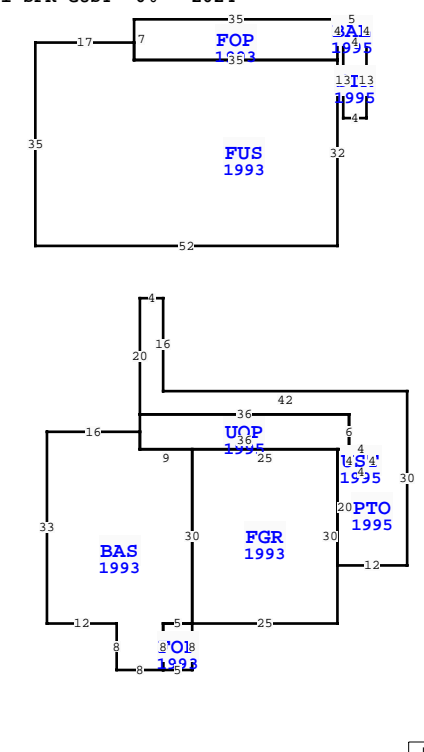


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUDS 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	
1	SFR CUST	0%	- 2024									
					Heated Area: 2577							
					HX Base Yr							



Quality					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	20	15	1995	3	466
BAS	862	100	1993	862	133,995
FGR	750	55	1993	412	64,044
FOP	40	30	1993	12	1,865
FOP	245	30	1993	74	11,503
FUS	1,715	100	1993	1,715	266,591
PTO	532	5	1995	27	4,197
STR	52	10	1995	5	777
UOP	216	20	1995	43	6,684
UST	16	45	1995	7	1,088
TOTALS	4,448			3,160	491,211

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		491,211		
TOTAL MARKET OB/XF VALUE		2,554		
TOTAL LAND VALUE - MARKET		1,575,000		
TOTAL MARKET VALUE		2,068,765		
SOH/AGL Deduction		0		
ASSESSED VALUE		2,068,765		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		2,068,765		
TOTAL JUST VALUE		2,068,765		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		1,915,327		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0767	REMODEL	448,000	12/27/2023
20110770	H/AC	3,500	05/19/2011
959419	REMODEL	3,100	11/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/1489	9/07/2023	WD	U	I	11	100

GRANTOR: HUNTLEY THOMAS B
GRANTEE: MURPHY LEIF & PAULA
2653/880 7/11/2023 WD U I 11 100
GRANTOR: BRADDOCK THOMAS H JR
GRANTEE: HUNTLEY THOMAS B

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	1241	WD DECK G	0	0	16	10		160.00	UT	2011	2011	3	56	1,546	
2	0416	DUNEWALKS	0	0	0	0		336.00	SF	1995	1995	3	20	1,008	

BUILDING NOTES				
1628 S FLETCHER AVE, FERNANDINA BEACH				

BUILDING DIMENSIONS
PTO=[YR=1995] W42N16W4S20 UOP=[YR=1995] S3 BAS=[YR=1993] W16S33E12 S8E8 FOP=[YR=1993] E5N8W5S8\$ N8E5 FGR=[YR=1993] E25 N30W25S30\$ N30W9N3 \$ S3E36 UST=[YR=1995] S4E4N4W4\$ N6 W36\$ E36S6 E4S4W4N4W2 S20E12 N30\$ PTR=W12N25 FUS=[YR=1993] N32 FOP=[YR=1993] N3 BAL=[YR=1995] E1 STR=[YR=1995] S13E4N13W4\$ E4N4W5S4\$ N4W35S7 E35\$ W35N3 W17S35E52\$ S25E12\$.

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	75.00	150.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							