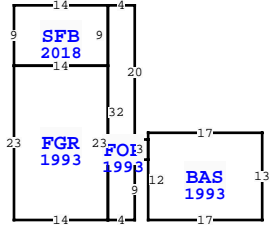
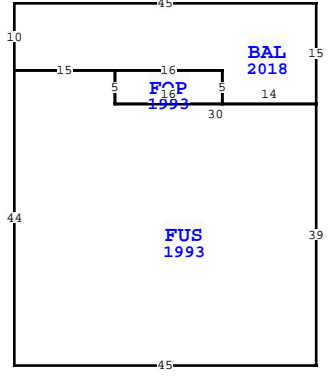


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	13 LVT/LAMNT 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	07 SPECIAL 100
Stories	2. 2. 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
1	SFR CUST	0% - 0									



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	520	15	2018	78	12,951
BAS	221	100	1993	221	36,693
FGR	322	55	1993	177	29,388
FOP	80	30	1993	24	3,985
FOP	134	30	1993	40	6,641
FUS	1,830	100	1993	1,830	303,838
SFB	126	80	2018	101	16,769
TOTALS	3,233			2,471	410,263

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			410,263
TOTAL MARKET OB/XF VALUE			2,760
TOTAL LAND VALUE - MARKET			1,575,000
TOTAL MARKET VALUE			1,988,023
SOH/AGL Deduction			70,024
ASSESSED VALUE			1,917,999
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,917,999
TOTAL JUST VALUE			1,988,023
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,829,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172483	REMODEL	100,000	08/11/2017
20110626	XFOB	3,600	04/26/2011
20011615	CHNGE SRVC	1,000	07/17/2001
958805	XFOB	49,000	01/19/1995
6610	REPAIR/RRF	1,950	06/18/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1847	6/18/2025	JC	U	I	11	100

GRANTOR: BEE LAND R CLINTON JR
GRANTEE: BEE LAND FLORIDA TRU
2110/1115 3/29/2017 WD Q I 01 1,150,000
GRANTOR: GALLIHER JEFFREY JACK
GRANTEE: BEE LAND R. CLINTON

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	0416	DUNE WALKS	0	0115 4	460.00	SF	15.00	15.00	100	2011	2011	3	40	2,760	

BLD DATE: 04/27/2026 MLU
XF DATE:
INC DATE:

BUILDING NOTES	
1650 S FLETCHER AVE, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] W17S1 FOP=[YR=1993] W2N20W4 SFB=[YR=2018] W14 S9 FGR=[YR=1993] S23 E14 N23 W14\$ E14 N9\$ S32 E4 N9E2N3 \$ S12E17N13\$ PTR=N30 FUS=[YR=1993] N39 BAL=[YR=2018] N15W45S10E15 FOP=[YR=1993] S5E16N5W16\$ E16S5E14\$ W30N5 W15 S44 E45\$ S30\$.	

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							