

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
11	BD/BTN AVG 100				
08	IRREGULAR 100				
12	MODULAR MT 100				
05	DRYWALL 100				
12	HARDWOOD 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
02	DIST FB 100				
00	NONE 100				
03	Quality Level 03				
0100	SINGLE FAMILY				
	MKT AREA		01		
NEIGHBORHOOD/LOC 1051.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	336	15	2011	50	8,991
BAS	1,136	100	1993	1,136	204,276
BAS	220	100	2011	220	39,560
DCK	348	10	2011	35	6,294
FOP	408	30	2011	122	21,938
FST	72	55	2011	40	7,193
STR	88	10	2011	9	1,618
TOTALS	2,608			1,612	289,870

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								
Heated Area: 1356						HX Base Yr					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		289,870	
TOTAL MARKET OB/XF VALUE		4,911	
TOTAL LAND VALUE - MARKET		1,575,000	
TOTAL MARKET VALUE		1,869,781	
SOH/AGL Deduction		79,826	
ASSESSED VALUE		1,789,955	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,789,955	
TOTAL JUST VALUE		1,869,781	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,721,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101551	H/AC	2,500	09/10/2010
20101521	REMODEL	3,000	09/08/2010
20101421	REMODEL	4,600	08/25/2010
20101077	REMODEL	140,000	06/30/2010
20101078	REPAIR/RRF	3,000	06/30/2010
969531	REMODEL	25,000	01/08/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0054	12/18/2018	WD	U	I	11	100

GRANTOR: MARTIN ZAN R
GRANTEE: MARTIN ZAN R REVOCA
0473/0324 10/22/1985 WD Q I 110,000
GRANTOR: MARTIN J W & SHIRLEY
GRANTEE: MARTIN J WILLIAM II

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	93	3,255	
5	0416	DUNEWALKS	0	0	4	111	SF	15.00	15.00	100	1996	1996	3	20	1,656	

1716 S FLETCHER AVE, FERNANDINA BEACH

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 DCK=[YR=2011] N12W29S12 E29\$ BAS=[YR=2011] S11 W20 N11 E20 \$ S11 W20 N11 W19 S14 W5S12E5 S1E7 FOP=[YR=2011] S12E34N12W34\$ E41 N8 FST=[YR=2011] E6N12 W6S12\$ N19\$ PTR=W17N20 BAL=[YR=2011] N12 STR=[YR=2011] E8 N8W14S4E6S4\$ N4W21 S16E21\$S20 E17\$.	

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							