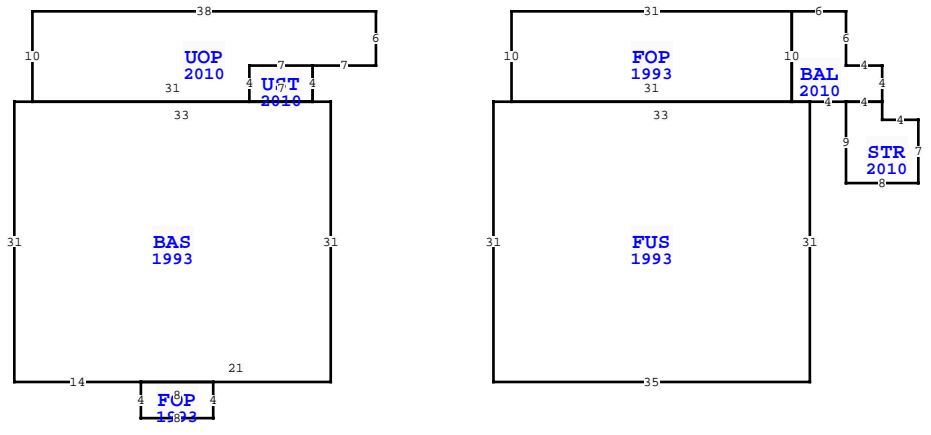


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,373	114.1700	158.70	376,595	1956	1995		0	0	15.00	85.00	
1 SNGL FAM 0% - 2024 Heated Area: 2170 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	76	15	2010	11	1,484
BAS	1,085	100	1993	1,085	146,362
FOP	32	30	1993	10	1,349
FOP	310	30	1993	93	12,545
FUS	1,085	100	1993	1,085	146,362
STR	64	10	2010	6	809
UOP	352	20	2010	70	9,443
UST	28	45	2010	13	1,754
TOTALS	3,032			2,373	320,106

1720 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026
INC DATE		AG DATE	MLU

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	0416	DUNEWALKS	0	0	123	4		15.00	15.00	100	2004	2004	3	20	1,476	

TOTAL OB/XF														1,476			
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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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		320,106			
TOTAL MARKET OB/XF VALUE		1,476			
TOTAL LAND VALUE - MARKET		1,575,000			
TOTAL MARKET VALUE		1,896,582			
SOH/AGL Deduction		36,389			
ASSESSED VALUE		1,860,193			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,860,193			
TOTAL JUST VALUE		1,896,582			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,739,095			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101154	H/AC	3,000	07/15/2010
20101115	ELEC OTHER	350	07/08/2010
20040777	XFOB	2,000	04/22/2004
7619	REMODEL	76,000	04/02/1993
4543	REPAIR/RRF	1,200	10/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2687/450	12/29/2023	WD U	I	16	1,200,000	
GRANTOR: WAY ROBERT FRANKLIN						
GRANTEE: WAYWOOD LLC						
2687/448	12/29/2023	WD U	I	16	1,200,000	
GRANTOR: WAY MARY ANN						
GRANTEE: WAYWOOD LLC						

BUILDING NOTES
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BUILDING DIMENSIONS
UOP=[YR=2010] W38S10 BAS=[YR=1993] W2 S31 E14 FOP=[YR=1993] S4 E8 N4 W8 \$ E21 N31 W33\$ E31 UST=[YR=2010] W7N4E7S4\$ N4E7N6\$ PTR= E15 FOP=[YR=1993] S10 FUS=[YR=1993] W2 S31 E35N31 BAL=[YR=2010] E4 STR=[YR=2010] S9E8N7W4N2W4\$ E4N4 W4N6W6S10 E2\$ W33\$ E31N10W31\$ W15\$.