

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,575,000 TOTAL MARKET VALUE 1,575,000 SOH/AGL Deduction 0 ASSESSED VALUE 1,575,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,575,000 TOTAL JUST VALUE 1,575,000 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 1,709,957									
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED 2025-1399 PRIVATE PROVIDER 75,000 11/04/2025 BLDR-2025-1 PRIVATE PROVIDER 1,933,810 07/29/2025 20121302 REROOF W/30YR SHN 6,576 07/02/2012 20090955 H/AC 1,800 07/22/2009 7925 REMODEL 70,000 09/29/1993											
MAP NUM MKT AREA 01																SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 2726/225 7/18/2024 PR U I 19 1,750,000 GRANTOR: PIKULA J STEWART AS P GRANTEE: BESSETTE ADAM & REN 2724/73 7/09/2024 FJ U I 11 0 GRANTOR: JOHNSON MARY K EST GRANTEE: PIKULA J STEWART											
NEIGHBORHOOD/LOC 1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						1740 S FLETCHER AVE U&D, FERNANDINA BEACH										BLD DATE LGL DATE XF DATE LAND DATE 04/27/2026 MLU INC DATE AG DATE											
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												
LAND DESCRIPTION																TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000800	C	MULTI-FAMILY	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										
REVIEW DATE 04/27/2026 BY MLU Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS																											