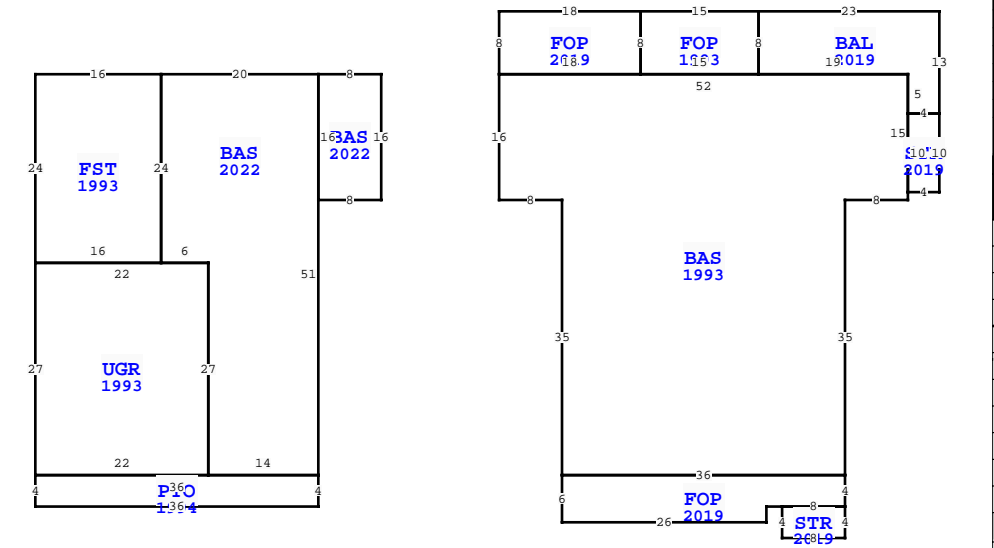


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD\$ Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	3,739	211.9905	351.90	1,315,754	1962	2000	0	0	12.25	87.75	
1 SFR CUST 100% - 2026 Heated Area: 3078 HX Base Yr 2026												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,154,574		
TOTAL MARKET OB/XF VALUE	11,628		
TOTAL LAND VALUE - MARKET	1,575,000		
TOTAL MARKET VALUE	2,741,202		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,741,202		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	2,689,791		
TOTAL JUST VALUE	2,741,202		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,561,505		

EXTRA FEATURES																
L	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	100	4	119	SF		15.00	100	1994	1994	3	20	1,428	
4	0409	ELEVATOR R	0	100	0	0	UT		10,200.00	100	2018	2018	3	100	10,200	

** This building has 12 Sub-Areas
1756 S FLETCHER AVE, FERNANDINA BEACH
BLD DATE: LGL DATE: 04/27/2026 MLU
XF DATE: LAND DATE:
INC DATE: AG DATE:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181250	INTREM	184,628	04/16/2018
20150564	DECK	2,500	03/17/2015
20150055	REMODEL	65,000	01/12/2015
20110463	H/AC	3,700	03/31/2011
20010560	REMODEL	1,000	03/29/2001
10383	REMODEL	2,800	03/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1072	8/02/2022	WD	Q	I	01	2,775,000
GRANTOR: DAVIS WILLIAM S & KAT						
GRANTEE: QUINN THOMAS R JR &						
2461/1129	5/07/2021	WD	Q	I	01	2,300,000
GRANTOR: COVEY FAMILY TRUST						
GRANTEE: DAVIS WILLIAM S & K						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W8 BAS=[YR=2022] W20 FST=[YR=1993] W16 S24 UGR=[YR=1993] S27 PTO=[YR=1994] S4 E36 N4 W36 \$ E22 N27 W22 \$ E16 N24 \$ S24 E6 S27 E14 N51\$ S16 E8 N16\$ PTR= E15 N8 POP=[YR=2019] S8BAS=[YR=1993] S16E8 S35 FOP=[YR=2019] S6 E26 N2 E2 STR=[YR=2019] S4 E8 N4 W8\$ E8 N4 W36\$ E36N35 E8N1 STR=[YR=2019] E4 N10 BAL=[YR=2019] N13 W23 FOP=[YR=1993] W15 S8 E15 N8\$ S8 E19 S5 E4\$ W4 S10\$ N15 W52\$ E18 N8 W18\$ W15S8\$.	

LAND DESCRIPTION		TOTAL OB/XF															11,628								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000120	C	RES OCEAN	100	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							