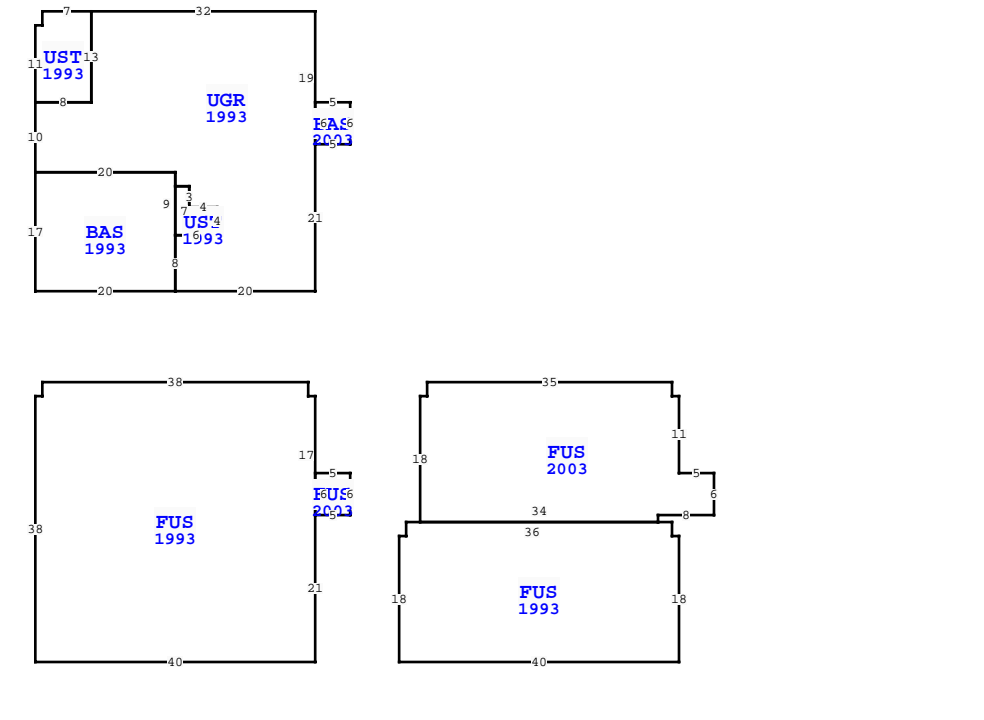




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	06 CUST PANEL 80
Interior Wall	05 DRYWALL 20
Interior Floor	12 HARDWOOD 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	6 100
Frame	04 REIN CONC 100
Stories	3. 3. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
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	
1 SFR CUST		100% - 2013		202.16	833,304	1947	1990		0	0	17.50	82.50
			Heated Area: 3555			HX Base Yr 2013						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	1993	340	56,706
BAS	30	100	2003	30	5,004
FUS	796	100	1993	796	132,758
FUS	1,596	100	1993	1,596	266,184
FUS	30	100	2003	30	5,004
FUS	763	100	2003	763	127,255
UGR	1,126	45	1993	507	84,558
UST	30	45	1993	14	2,335
UST	102	45	1993	46	7,672
<b>TOTALS</b>	<b>4,813</b>			<b>4,122</b>	<b>687,476</b>

EXTRA FEATURES		BLD DATE		LGL 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
1	0416	DUNEWALKS	0	100	168	4	672.00	SF	15.00	15.00	100	2003	2003	3	20	2,016	
3	1241	WD DECK G	0	100	43	16	688.00	UT	15.53	15.53	100	2004	2004	3	30	3,204	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1947	1947	3	20	400	
5	1131	REINFR	8	0	100	73	292.00	SF	6.30	6.30	100	1947	1947	3	50	920	
6	1131	REINFR	8	0	100	21	63.00	SF	6.30	6.30	100	2003	2003	3	94	373	
7	1131	REINFR	8	0	100	82	246.00	SF	6.30	6.30	100	1947	1947	3	50	775	
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	11,424.00	11,424.00	100	2003	2003	3	100	11,424	
10	1241	WD DECK G	0	100	16	30	480.00	UT	15.53	15.53	100	2003	2003	3	29	2,161	
11	1241	WD DECK G	0	100	11	9	99.00	UT	11.50	11.50	100	2003	2003	3	29	330	

1816 S FLETCHER AVE, FERNANDINA BEACH  
BLD DATE: 04/27/2026 MLU  
XF DATE: \_\_\_\_\_  
INC DATE: \_\_\_\_\_

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	687,476		
TOTAL MARKET OB/XF VALUE	21,603		
TOTAL LAND VALUE - MARKET	1,890,000		
TOTAL MARKET VALUE	2,599,079		
SOH/AGL Deduction	1,402,767		
ASSESSED VALUE	1,196,312		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	1,144,901		
TOTAL JUST VALUE	2,599,079		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,397,357		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120618	H/AC	12,000	04/11/2012
20101677	REPLACE METAL ROO	9,800	09/27/2010
20081636	WOOD DECKS & WIND	30,000	10/29/2008
20070241	STEPS ON WALKOVER	5,000	02/09/2007
20051380	REPLACE HANDRAILS	2,000	03/10/2005
20042457	REPIPE	3,000	01/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1743/0910	6/13/2011	WD	Q	I	02	895,000
GRANTOR: MONROE WILLIAM J JR &						
GRANTEE: BROUGHTON JAMES A &						
1151/0096	7/07/2003	WD	U	I	20	1,475,000
GRANTOR: BATES RANDY J & KATHY						
GRANTEE: MONROE WILLIAM J JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=1993] W1 N2 W38 S2 W1 S38 E40 N21 FUS=[YR=2003] E5 N6 W5 S6 N17 \$ PTR= E15 FUS=[YR=2003] E1 N2 E35 S2 E1 S11 E5 S6 W8 S1 FUS=[YR=1993] E2 S2 E1 S18 W40 N18 E1 N2 E36 \$ W34 N18 \$ W15 \$ PTR= N15 UGR=[YR=1993] N21 BAS=[YR=2003] E5 N6 W5 S6 N19 W32 UST=[YR=1993] W7 S2 W1 S11 E8 N13 S13 W8 S10 BAS=[YR=1993] S17 E20 N8 UST=[YR=1993] E6 N4 W4 N3 W2 S7 \$ N9 W20 \$ E20 S2 E2 S3 E4 S4 W6 S8 E20 S15 \$ .	

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	100	0006	R-1	90.00	190.00	90.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,890,000							