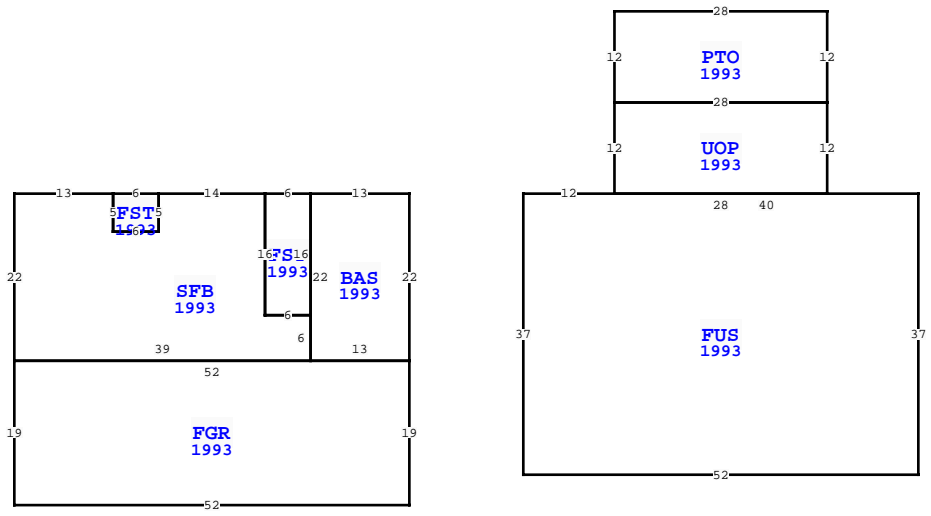


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 60	
Exterior Wall	21	STONE 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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
NEIGHBORHOOD/LOC		1051.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	286	100	1993
FGR	988	55	1993
FST	30	55	1993
FST	96	55	1993
FUS	1,924	100	1993
PTO	336	5	1993
SFB	732	80	1993
UOP	336	20	1993
TOTALS	4,728		

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%	- 1990								
Heated Area: 2796						HX Base Yr 1990					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			535,876
TOTAL MARKET OB/XF VALUE			1,133
TOTAL LAND VALUE - MARKET			1,365,000
TOTAL MARKET VALUE			1,902,009
SOH/AGL Deduction			1,484,837
ASSESSED VALUE			417,172
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			365,761
TOTAL JUST VALUE			1,902,009
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,764,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120603	REPLACE H/C	0	04/10/2012
20120345	REPLACE SEWER LIN	2,500	03/02/2012
20080583	REPIPE EXIST.FIXT	2,150	04/14/2008
8096	ADDITION	12,000	01/14/1994
7799	REPAIR/RRF	10,000	07/08/1993
6259	REPAIR/RRF	20,000	11/13/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1911	10/31/2022	WD	U	I	11	100
GRANTOR: SHOWALTER NELSON & MA						
GRANTEE: SHOWALTER MARILYN B						
0558/0291	12/02/1988	WD	Q	I		270,000
GRANTOR: ANDREASON ALLAN K						
GRANTEE: SHOWALTER NELSON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0820	WOOD WALK	0	100	0	241.00	SF	11.75	11.75	100	1987

BUILDING NOTES			
1834 S FLETCHER AVE, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=1993] W13 FST=[YR=1993] W6 SFB=[YR=1993] W14			
FST=[YR=1993] W6 S5 E6 N5\$ S5 W6 N5 W13 S22 FGR=[YR=1993]			
S19 E52 N19 W52\$ E39 N6 W6 N16 \$ S16 E6 N16\$ S22 E13 N22\$			
PTR=E15 FUS=[YR=1993] E12 UOP=[YR=1993] N12 PTO=[YR=1993]			
N12 E28 S12 W28\$ E28 S12 W28\$ E40 S37 W52 N37\$ W15\$.			

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	65.00	190.00	65.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,365,000							