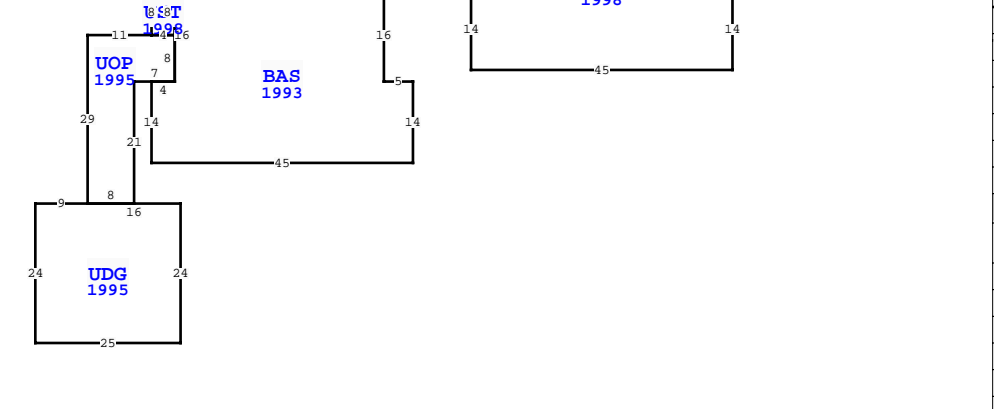


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	0%	- 0									

Heated Area: 3638 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100	1993	1,206	207,586
FOP	196	30	1995	59	10,155
FUS	1,226	100	1993	1,226	211,029
FUS	1,206	100	1998	1,206	207,586
UDG	600	55	1995	330	56,802
UOP	288	20	1995	58	9,983
UST	32	45	1998	14	2,410
TOTALS	4,754			4,099	705,553

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		705,553	
TOTAL MARKET OB/XF VALUE		4,274	
TOTAL LAND VALUE - MARKET		1,575,000	
TOTAL MARKET VALUE		2,284,827	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,284,827	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,284,827	
TOTAL JUST VALUE		2,284,827	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,116,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101564	H/AC	3,500	09/14/2010
20032498	DUNE WALKOVER	5,000	02/12/2003
20020438	REROOF GARAGE/WAL	3,000	03/13/2002
19983527	ADDITION	112,000	04/09/1998
7808	REPAIR/RRF	7,950	07/14/1993
5314	XFOB	4,000	04/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0906	4/12/2019	WD	Q	I	01	1,600,000

GRANTOR: N6672BC LLC
GRANTEE: SINCLAIR JAMES S
2222/1835 2/06/2018 WD U I 11 100
GRANTOR: CART BEN M JR & CELIA
GRANTEE: N6672BC LLC

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
4	0416	DUNEWALKS	0	0	4	121	SF	18.00	18.00	100	2003	2003	3	20	1,714	
5	1241	WD DECK G	0	0	0	0	UT	11.50	11.50	100	1998	1998	3	24	2,128	
6	1242	WD DECK A	0	0	6	36	SF	10.00	10.00	100	1998	1998	3	20	432	

BUILDING NOTES			
BLD DATE			
LGL DATE			
XF DATE			
AG DATE			
1916 S FLETCHER AVE, FERNANDINA BEACH			
04/27/2026 MLU			

BUILDING DIMENSIONS			
BAS=[YR=1993] W36 UST=[YR=1998] W4 S8 UOP=[YR=1995] W11 S29 UDG=[YR=1995] W9 S24 E25 N24 W16 \$ E8 N21 E7 N8 W4 \$ E4 N8 \$ S16 W4 S14 E45 N14 W5 N16 \$ PTR= E15 FUS=[YR=1998] E4 N16 E36 S16 E5 S14 W45 N14 \$ W15 \$ PTR= N15 FUS=[YR=1993] N14 W5 N16 FOP=[YR=1995] N6 W36 S2 E5 S4 E31 \$ W31 N4 W5 S20 W4 S14 E45 \$ 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	0	0004	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000								