BLOCK 5 LOT 1
ESMT IN OR 771/1630
IN OR 1819/1298

GIBBS PAUL A & ELIZABETH
603 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1520-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

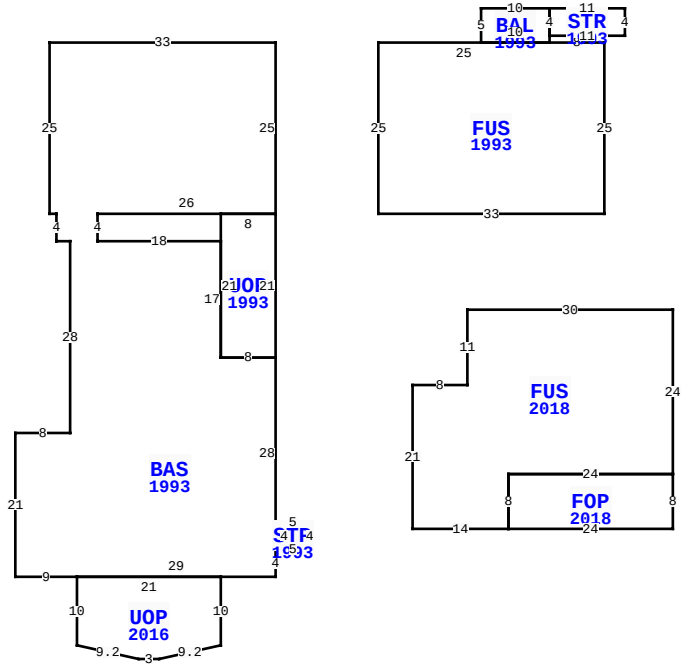
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	1993	8	1,318
BAS	2,351	100	1993	2,351	387,460
FOP	192	30	2018	58	9,559
FUS	825	100	1993	825	135,965
FUS	936	100	2018	936	154,259
STP	20	10	1993	2	330
STR	44	10	1993	4	659
UOP	168	20	1993	34	5,604
UOP	234	20	2016	47	7,746
TOTALS	4,820			4,265	702,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,265	112.8204	187.28	798,749	1950	2000	0	0	0	12.00	88.00

1 SFR CUST 100% - 2016 Heated Area: 4112 HX Base Yr 2016



603 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		702,899
TOTAL MARKET OB/XF VALUE		50,610
TOTAL LAND VALUE - MARKET		637,500
TOTAL MARKET VALUE		1,391,009
SOH/AGL Deduction		902,677
ASSESSED VALUE		488,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		436,921
TOTAL JUST VALUE		1,391,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,198,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173876	2ND STY	116,335	12/07/2017
20151992	CO ISSUED	0	02/08/2017
20140641	VF FNC	0	04/03/2014
20140642	10X12	0	04/03/2014
20131379	WIREPOOL	6,000	06/18/2013
20091575	SUPPLY DUCT SYSTE	1,800	11/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/1298	10/05/2012	WD	Q	I	01	330,000
GRANTOR: DREW JOHN M & MARY						
GRANTEE: GIBBS PAUL A & ELIZ						
1065/1547	6/27/2002	QC	Q	I	01	100
GRANTOR: DREW MARY						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S25E1 S4E2S28W8S21 E9 UOP=[YR=2016] S10 R9 D2 E3 R9 U2 N10 W21$ E29 N4 STP=[YR=1993] E5 N4W5S4$ N28 UOP=[YR=1993] N21W8 S21 E8 $ W8 N17 W18 N4 E26N25$ PTR= E15 FUS=[YR=1993] S25E33N25 W8 BAL=[YR=1993] N1 STR=[YR=1993] E11N4W11 S4$N4W10S5E10$ W25$ W15$ PTR= E20 S50 FUS=[YR=2018] E8 N11 E30 S24 FOP=[YR=2018] S8 W24 N8 E24$ W24 S8 W14 N21$ W20 N50$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	
12	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	2014	2014	3	55	3,300	

LAND DESCRIPTION

TOTAL OB/XF 50,610

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	75.00	102.00	75.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	637,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS