



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	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

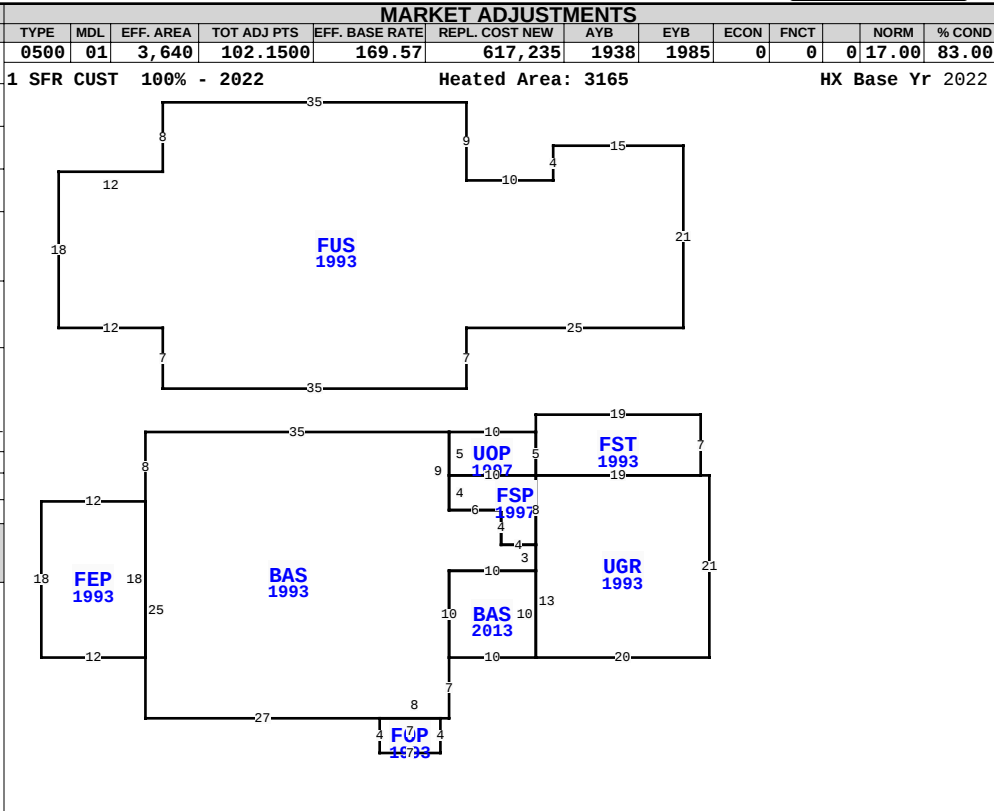
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,209	100	1993	1,209	170,158
BAS	100	100	2013	100	14,074
FEP	216	80	1993	173	24,349
FOP	28	30	1993	8	1,126
FSP	56	40	1997	22	3,097
FST	133	55	1993	73	10,275
FUS	1,856	100	1993	1,856	261,219
UGR	420	45	1993	189	26,601
UOP	50	20	1997	10	1,408

TOTALS	4,068			3,640	512,305
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
8	1242	WD DECK A	0	100	12	19	228.00	SF	20.00
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	150.00	93.00	150.00

REVIEW DATE	01/01/2023	BY	CD
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777 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/27/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1938	1938	3	20	800	
8	1242	WD DECK A	0	100	12	19	228.00	SF	20.00	20.00	100	2015	2015	3	60	2,736	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

TOTAL OB/XF													51,036		
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			
06	R-1	150.00	93.00	150.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	1,275,000.00			

Total Acres: 0.00	Total Land Value: 1,275,000	Market: 0	Agricultural: 0	Common: 1,275,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				512,305	
TOTAL MARKET OB/XF VALUE				51,036	
TOTAL LAND VALUE - MARKET				1,275,000	
TOTAL MARKET VALUE				1,838,341	
SOH/AGL Deduction				686,669	
ASSESSED VALUE				1,151,672	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				1,100,261	
TOTAL JUST VALUE				1,838,341	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,341,833	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152563	POOL	29,578	11/02/2015
20151027	12X16DCK	4,000	05/13/2015
20122575	REWIRE KITCHEN &	1,000	12/28/2012
20122333	VINYL FENCE	0	11/19/2012
20122341	REMODEL HOME	30,000	11/19/2012
20012027	REMODEL	1,000	09/12/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2485/0633	8/03/2021	WD Q	Q	I	01
GRANTOR: ADAMS JOHN D JR & STE					
GRANTEE: HAMILTON FAMILY LIV					
1820/0267	10/16/2012	WD Q	Q	I	02
GRANTOR: MOORE MERRILL & MARY					
GRANTEE: ADAMS JOHN D JR & S					

BUILDING NOTES					
BUILDING DIMENSIONS					
UGR=[YR=1993] W1 FST=[YR=1993] N7 W19 S2 UOP=[YR=1997] W10 S5 FSP=[YR=1997] S4 E6 S4 E4 N8 W10 \$ E10 N5 \$ S5 E19 \$ W19 S8 BAS=[YR=1993] W4 N4 W6 N9 W35 S8 FEP=[YR=1993] W12 S18 E12 N18 \$ S25 E27 FOP=[YR=1993] S4 E7 N4 W7 \$ E8 N7 BAS=[YR=2013] E10 N10 W10 S10 \$ N10 E10 N3 \$ S13 E20 N21 \$ PTR= N35W75 FUS=[YR=1993] E12 N8 E35 S9 E10 N4 E15 S21 W25 S7 W35 N7 W12 N18 \$E75S35 \$.					