



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	705	100	1995	705	115,184
FCP	350	25	1995	88	14,378
FGR	420	55	1995	231	37,741
FOP	100	30	1995	30	4,902
FUS	1,598	100	1995	1,598	261,085
TOTALS	3,173			2,652	433,289

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0416	DUNEWALKS	0	0	55	4	220.00	SF	15.00	15.00	
3	0921	CWALL-CC P	0	0	0	0	75.00	LF	660.00	660.00	
4	1241	WD DECK G	0	0	9	45	405.00	UT	15.53	15.53	
5	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	RES OCEAN	0	0006	R-1	75.00	150.00	75.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,652	115.1136	191.09	506,771	1995	1996		0	0	14.50	85.50	
1 SFR CUST 0% - 0 Heated Area: 2303 HX Base Yr													
1170 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE XF DATE LGL DATE LAND DATE AG DATE 04/27/2026 MLU													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		433,289	
TOTAL MARKET OB/XF VALUE		11,836	
TOTAL LAND VALUE - MARKET		1,575,000	
TOTAL MARKET VALUE		2,020,125	
SOH/AGL Deduction		154,968	
ASSESSED VALUE		1,865,157	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,865,157	
TOTAL JUST VALUE		2,020,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,872,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0478	REMOVE HANDRAILIN	21,000	09/20/2024
20122132	REPAIR SHINGLES &	1,250	10/15/2012
20080948	ENCLOSE S1/2 CARP	6,500	06/02/2008
20002337	BREAK AWAY WALLS	4,500	03/02/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2331/0775	12/12/2019	WD U	I	I	11	100	
GRANTOR: SIDANI MARY SURVIVING							
GRANTEE: SIDANI MARY M REVOC							
0957/1132	11/09/2000	TD U	I			635,000	
GRANTOR: HODGE FAMILY TRUST							
GRANTEE: SIDANI MARY M & SAM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1995] W12 FCP=[YR=1995] W10 BAS=[YR=1995] W23 S35 E13 FOP=[YR=1995] E10 N10 W10 S10\$ N10 E10S10 N35\$S35 E10 N35\$ S35 E12 N35\$ PTR= E15 FUS=[YR=1995] E45 S35 W11 S1 W23 N1 W11 N35 \$ W15 \$.											