



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	6	100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100

Quality	01	Quality Level 01
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
BAL	84	15	2026	13	6,632
BAS	882	100	2026	882	449,952
FGR	299	55	2026	164	83,665
FGR	312	55	2026	172	87,746
FOP	32	30	2026	10	5,102
FOP	72	30	2026	22	11,223
FOP	72	30	2026	22	11,223
FOP	126	30	2026	38	19,386
FOP	450	30	2026	135	68,870
FST	15	55	2026	8	4,081
TOTALS	6,054			4,912	508,408

** This building has 15 Sub-Areas

1222 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/27/2026 MLU

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	0502	FP-CUSTOM	0	0	0	1.00	UT	10,000.00	10,000.00	100	2026	2025	100	100	10,000	
2	0860	POOL/SPA	0	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

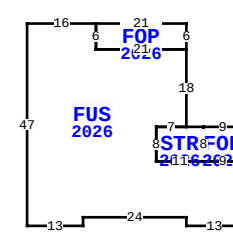
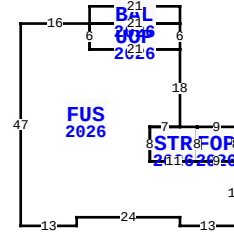
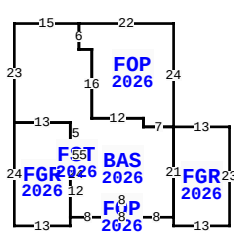
LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1 000120	C	RES OCEAN		0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

MARKET ADJUSTMENTS													EYB				ECON				FNCT				NORM				% COND			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT																							
0500	22	4,917	307.3190	510.15	2,508,408	2025	2025		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

1 SFR CUST 0% - 2026

Heated Area: 4290

HX Base Yr



NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
VALUATION SUMMARY																				

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,508,408
TOTAL MARKET OB/XF VALUE	60,000
TOTAL LAND VALUE - MARKET	1,575,000
TOTAL MARKET VALUE	4,143,408
SOH/AGL Deduction	77,625
ASSESSED VALUE	4,065,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,065,783
TOTAL JUST VALUE	4,143,408
NCON VALUE	2,568,408
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0067	POOL	76,437	02/12/2024
2023-0348	TTL5732 HTD4117	760,694	09/19/2023
2023-0348			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2565/1715	5/26/2022	WD	Q	V	01	1,475,000
GRANTOR: ASTIGARRAGA JOSE & NA						
GRANTEE: WELCH OCIE CLIFF II						
2049/1001	5/27/2016	WD	Q	V	01	712,500
GRANTOR: BRADFORD REGGIE & HOL						
GRANTEE: ASTIGARRAGA JOSE &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
FGR=[YR=2026;ORIG=20,50] N24 E13 S24 W13 \$																
FST=[YR=2026;ORIG=33,31] E3 S5 W3 N5 \$																
BAS=[YR=2026;ORIG=33,48] E8 N4 E8 S4 E8 N21 W7 N2 W12 N16 W3																
N6 W15 S23 E13 S5 E3 S5 W3 S12 \$																
FOP=[YR=2026;ORIG=41,44] E8 S4 W8 N4 \$																
FOP=[YR=2026;ORIG=57,27] N24 W22 S6 E3 S16 E12 S2 E7 \$																
FGR=[YR=2026;ORIG=57,48] S2 E13 N23 W13 S21 \$																
FUS=[YR=2026;LABEL=2nd;ORIG=100,50] N47 E16 S6 E21 S18 W7 S8																
E11 E9 S15 W13 N2 W24 S2 W13 \$																
STR=[YR=2026;ORIG=130,27] S8 E11 N8 W4 W7 \$																
FOP=[YR=2026;ORIG=141,27] E9 S8 W9 N8 \$																
UOP=[YR=2026;ORIG=116,3] E21 S6 W21 N6 \$																