

BLOCK 8 LOTS 13 THRU 16 &
PT OF LOTS 17 THRU 20 E OF A1A
IN OR 855/886

MEDDERS NELL J
4000 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1680-0008-0130



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																																							
Exterior Wall	10	ABOVE AVG 100	0500	11	5,921	143.7084	238.56	1,412,514	1970	1985		0	0	0	17.00	83.00	VALUATION SUMMARY																																						
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2001										Heated Area: 5513					HX Base Yr 2001																																					
Roof Cover	08	CLAY TILE 100																VALUATION BY					STANDARD																																
Interior Wall	05	DRYWALL 100																Tax Group: 2					Tax Dist:																																
Interior Floo	14	CARPET 80																BUILDING MARKET VALUE					1,172,387																																
Interior Floo	11	CLAY TILE 20																TOTAL MARKET OB/XF VALUE					8,689																																
Air Condition	03	CENTRAL 100																TOTAL LAND VALUE - MARKET					2,100,000																																
Heating Type	04	AIR DUCTED 100																TOTAL MARKET VALUE					3,281,076																																
Bedrooms		4 100																SOH/AGL Deduction					2,088,740																																
Bathrooms		4 100																ASSESSED VALUE					1,192,336																																
Frame	02	WOOD FRAME 100																TOTAL EXEMPTION VALUE					HX HB 51,411																																
Stories	2.	2. 100																BASE TAXABLE VALUE					1,140,925																																
Units		0 100																TOTAL JUST VALUE					3,281,076																																
BUD8 Adjustme	02	DIST FB 100																NCON VALUE					0																																
																		INCOME VALUE																																					
																		PREVIOUS YEAR MKT VALUE					3,385,394																																
Quality	04	Quality Level 04																PERMIT NUM					DESCRIPTION					AMT					ISSUED																						
DOR CODE	0100	SINGLE FAMILY																20150343					BRDWALK					12,000					02/13/2015																						
MAP NUM																		20090763					REPAIR/RRF					2,000					06/16/2009																						
NEIGHBORHOOD/LOC	1053.00																	20060127					H/AC					8,000					01/19/2006																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																20052965					REMODEL					12,000					11/04/2005																			
BAS	5,513	100	1993	5,513	091,600																B0010304					REPAIR/RRF					6,000					02/22/2001																			
FGR	441	55	1993	243	48,115																B990402					XFOB					17,000					05/12/1999																			
FOP	351	30	1993	105	20,791																SALES DATA																																		
FST	16	55	1993	9	1,782																OFF RECORD Number					DATE					TYPE INST					Q U					V I					RSN CD					SALE PRICE				
PTO	54	5	1993	3	594																0855/0886					11/12/1998					WD					U					I										1,000,000				
UBM	216	20	1993	43	8,514																GRANTOR: TOLLISON HUGH K																																		
UOP	27	20	1993	5	990																GRANTEE: MEDDERS NELL J																																		
TOTALS	6,618			5,921	1,172,387																0293/0514					6/01/1979					WD					Q					I										145,000				
EXTRA FEATURES						4000 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE										LGL DATE					04/24/2026					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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840																																							
6	0416	DUNEWALKS	0	100	0	0	1,196.00	SF	30.00	30.00	100	1999	1999	3	20	7,176																																							
7	1126	CB/STC 8"	0	100	0	0	170.00	SF	8.00	8.00	100	1988	1988	3	49.5	673																																							