PT FRACL SEC 10-2N-28E IN
OR 1010/1992 BEING PARCEL 1

NOLAN PAUL J & HEATHER L
4167 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

10-2N-28-0000-0010-0020

BUILDING CHARACTERISTICS

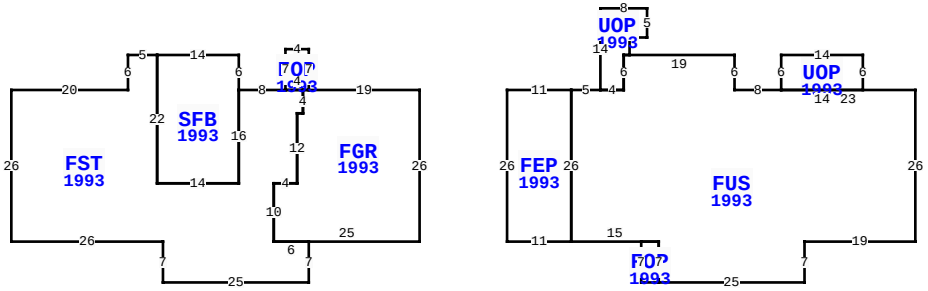
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FEP	286	80	1993	229	29,101
FGR	582	55	1993	320	40,664
FOP	21	30	1993	6	762
FOP	28	30	1993	8	1,016
FST	1,219	55	1993	670	85,140
FUS	1,823	100	1993	1,823	231,658
SFB	308	80	1993	246	31,260
UOP	79	20	1993	16	2,033
UOP	84	20	1993	17	2,160
TOTALS	4,430			3,335	423,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,335	112.5160	156.40	521,594	1960	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2022 Heated Area: 2069 HX Base Yr 2022



4167 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		423,795
TOTAL MARKET OB/XF VALUE		4,303
TOTAL LAND VALUE - MARKET		1,434,375
TOTAL MARKET VALUE		1,862,473
SOH/AGL Deduction		817,089
ASSESSED VALUE		1,045,384
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		993,973
TOTAL JUST VALUE		1,862,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,547,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0016	ADD 500 SF	160,000	02/06/2024
2021-1860	RMDL KITCHEN & AD	65,000	12/22/2021
B033772	XFOB	7,000	09/12/2003
5104	REPAIR/RRF	3,914	11/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/0409	4/06/2021	WD	Q	I	02	873,000
GRANTOR: LEHMAN TAO B						
GRANTEE: NOLAN PAUL J & HEAT						
1010/1992	10/04/2001	WD	Q	I		750,000
GRANTOR: ALDRED W H III ET AL						
GRANTEE: LEHMAN TAO B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W19 FOP=[YR=1993] N7 W4 S7 FST=[YR=1993] W8 SFB=[YR=1993] N6 W14 S22 E14 N16 $ S16 W14 N22 W5 S6 W20 S26 E26 S7 E25 N7 W6 N10 E4 N12 E1 N4 W3 $ E4 $ W1 S4 W1 S12 W4 S10 E25 N26 $ PTR= E15 FEP=[YR=1993] E11 FUS=[YR=1993] E5 UOP=[YR=1993] N14 E8 S5 W3 S3 W1 S6W4 $ E4 N6 E19 S6 E8 UOP=[YR=1993] N6 E14 S6 W14 $ E23 S26 W19 S7W25 FOP=[YR=1993] W3 N7 E3 S7 $ N7 W15 N26 $ S26 W11 N26 $ W15 $.

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	2.00	UT	3,500.00	3,500.00	100	1960	1960	3	20	1,400	
3	1123	CB 8"	0	100	0	0	980.00	SF	6.15	6.15	100	1960	1960	3	20	1,205	
4	1242	WD DECK A	0	100	0	0	849.00	SF	10.00	10.00	100	2003	2003	3	20	1,698	

LAND DESCRIPTION

TOTAL OB/XF 4,303

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		R-1	105.00	272.00	105.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	892,500							
2	000100	C	RES	100		R-1	85.00	172.00	85.00	FF		1.00	1.00	0.75	8,500.00	6,375.00	541,875							

REVIEW DATE 12/04/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,434,375 Market: 0 Agricultural: 0 Common: 1,434,375 PRINTED 07/09/2026 BY SYS