



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 2																		
Exterior Wall	17	CB STUCCO 80	0500	01	4,068	96.1840	159.67	649,538	1973	1995	0	0	0	16.50	83.50	VALUATION BY STANDARD																	
Exterior Wall	06	BD/BATTEN 20	1 SFR CUST 100% - 1998														Heated Area: 3562 HX Base Yr 1998																
Roof Structure	03	GABLE/HIP 100															Tax Group: 2 Tax Dist:																
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE 542,364																
Interior Wall	05	DRYWALL 100	TOTAL MARKET OB/XF VALUE 4,248																														
Interior Floo	08	SHT VINYL 50	TOTAL LAND VALUE - MARKET 3,150,000																														
Interior Floo	12	HARDWOOD 50	TOTAL MARKET VALUE 3,696,612																														
Air Condition	03	CENTRAL 100	SOH/AGL Deduction 2,682,361																														
Heating Type	04	AIR DUCTED 100	ASSESSED VALUE 1,014,251																														
Bedrooms	3	100	TOTAL EXEMPTION VALUE HX HB 51,411																														
Bathrooms	4	100	BASE TAXABLE VALUE 962,840																														
Frame	03	MASONRY 100	TOTAL JUST VALUE 3,696,612																														
Stories	2.	2. 100	NCON VALUE 0																														
Units	0	100	INCOME VALUE																														
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 3,092,637																														
Occupancy	00	NONE 100																															
Quality	03	Quality Level 03																															
DOR CODE	0100	SINGLE FAMILY																															
MAP NUM		MKT AREA	01																														
NEIGHBORHOOD/LOC	1053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	66	15	2024	10	1,333																												
BAS	1,538	100	1993	1,538	205,053																												
BAS	78	100	2024	78	10,399																												
BAS	78	100	2024	78	10,399																												
BAS	330	100	2024	330	43,997																												
FCP	330	25	1993	82	10,933																												
FOP	596	30	1993	179	23,865																												
FOP	596	30	1993	179	23,865																												
FOP	92	30	2010	28	3,733																												
FOP	92	30	2010	28	3,733																												
TOTALS	5,334			4,068	542,364																												
EXTRA FEATURES						4240 S FLETCHER AVE, FERNANDINA BEACH																											
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	1973	1973	3	31.2	624																	
3	0416	DUNEWALKS	0	100	151	4	604.00	SF	30.00	30.00	100	1984	1984	3	20	3,624																	
TOTAL OB/XF 4,248																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES																
1	000120	C	RES OCEAN	100		R-1	150.00	400.00	150.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	3,150,000																
REVIEW DATE 02/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 3,150,000 Market: 0 Agricultural: 0 Common: 3,150,000 PRINTED 07/09/2026 BY SYS																																	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0290	5/05/2009	QC	U	I	11	100

GRANTOR: MONROE MARY H TRUSTEE
GRANTEE: MONROE MARY H TRUST
0864/1454 1/28/1999 WD Q I 01 100
GRANTOR: MONROE MARY HELEN
GRANTEE: MONROE MARY H & NIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-48,7] S41 E13 E29 N13 W4 N25 W24 N3 W14 \$
FUS=[YR=1993;ORIG=57,48] W7 W35 N41 E14 S3 E24 S25 E4 S13 \$
FOP=[YR=1993;ORIG=0,0] W35 S6 E1 S4 E24 S25 E10 N35 \$
FOP=[YR=1993;ORIG=28,0] E35 S35 W10 N25 W24 N4 W1 N6 \$
FCP=[YR=1993;ORIG=-35,48] S15 E22 N15 W22 \$
BAS=[YR=2024;ORIG=50,48] S15 W22 N15 E22 \$
FOP=[YR=2010;ORIG=-35,0] W13 S7 E14 N1 W1 N6 \$
FOP=[YR=2010;ORIG=15,0] E13 S6 E1 S1 W14 N7 \$
BAS=[YR=2024;ORIG=-6,48] E6 N13 W6 S13 \$
BAS=[YR=2024;ORIG=63,35] S13 W6 N13 E6 \$
PTR=[ORIG=0,0] E15 W15 \$
BAL=[YR=2024;ORIG=50,63] W22 S3 E22 N3 \$