IN OR 2799/1390

LOUER FAMILY TRUST/LOUER JANE W TRUSTEE
4112 S FLETCHER AV
FERNANDINA BCH, FL 32034

2026

10-2N-28-0000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

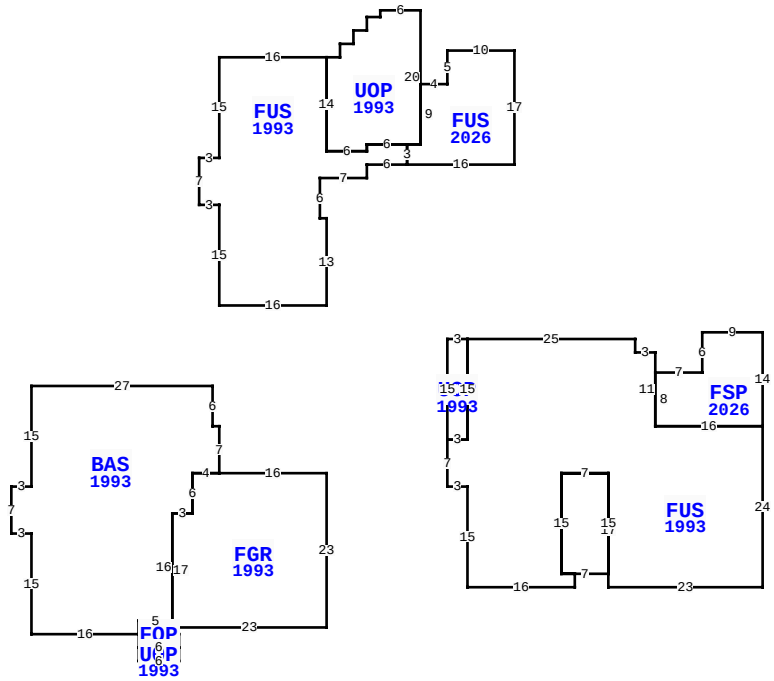
NEIGHBORHOOD/LOC 1053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	891	100	1993	891	219,827
FGR	511	55	1993	281	69,328
FOP	22	30	1993	7	1,727
FSP	182	40	2026	73	18,010
FUS	649	100	1993	649	160,121
FUS	1,215	100	1993	1,215	299,764
FUS	224	100	2026	224	55,265
UOP	12	20	1993	2	494
UOP	45	20	1993	9	2,221
UOP	254	20	1993	51	12,583
TOTALS	4,005			3,402	839,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,402	159.8150	265.29	902,517	1993	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2024 Heated Area: 2979 HX Base Yr 2024



4112 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		839,341
TOTAL MARKET OB/XF VALUE		48,904
TOTAL LAND VALUE - MARKET		1,470,000
TOTAL MARKET VALUE		2,358,245
SOH/AGL Deduction		275,963
ASSESSED VALUE		2,082,282
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,030,871
TOTAL JUST VALUE		2,358,245
NCON VALUE		64,393
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,117,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0338	ADDITION	172,000	07/12/2024
20130020	REPAIR/RRF	45,000	01/03/2013
20122580	ROOF	12,010	12/28/2012
20120251	H/AC	18,000	02/14/2012
20101258	REPAIR/RRF	6,000	08/02/2010
20062239	REPAIR/RRF	7,000	09/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1390	7/09/2025	WD	U	I	11	100
GRANTOR: LOUER JANE W REVOCABL						
GRANTEE: LOUER FAMILY TRUST						
2680/1205	11/20/2023	WD	U	I	11	100
GRANTOR: AMELIA SUNRISE LLC						
GRANTEE: LOUER JANE W REVOCA						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	70	1,400	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1993	1993	04	85	42,500	
7	0416	DUNEWALKS	0	100	0	0	780.00	SF	30.00	30.00	100	1993	1993	3	20	4,680	
8	1242	WD DECK A	0	100	6	27	162.00	SF	10.00	10.00	100	1993	1993	3	20	324	

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=35,0] E7 S17 E23 N24 W16 N11 W3 N2 W25 S15 W3 S7 E3 S15 E16 N2 W2 N15 E7 S15 W7 N15 $
BAS=[YR=1993;ORIG=-16,0] N7 W1 N6 W27 S15 W3 S7 E3 S15 E16 N2 E5 N16 E3 N6 E4 $
FUS=[YR=1993;ORIG=0,-25] N13 W1 N6 E7 N2 E6 N3 W6 S1 W6 N14 W16 S15 W3 S7 E3 S15 E16 $
FGR=[YR=1993;ORIG=0,0] W16 W4 S6 W3 S17 E23 N23 $
UOP=[YR=1993;ORIG=12,-49] E2 N20 W6 S1 W2 S2 W2 S2 W2 S2 W2 S14 E6 N1 E6 $
FUS=[YR=2026;ORIG=12,-46] E16 N17 W10 S5 W4 S9 W2 S3 $
FSP=[YR=2026;ORIG=65,-7] N14 W9 S6 W7 S8 E16 $
UOP=[YR=1993;ORIG=21,-20] W3 S15 E3 N15 $

LAND DESCRIPTION

TOTAL OB/XF 48,904

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	000120	C	RES OCEAN	100		R-1	70.00	400.00	70.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,470,000							

REVIEW DATE 12/04/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,470,000 Market: 0 Agricultural: 0 Common: 1,470,000 PRINTED 07/09/2026 BY SYS