

PARRISH ROBERT A
56 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1020-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15CONC BLOCK 50

Exterior Wall23REINF CONC 50

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories04REIN CONC 100

Units2. 100

0 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1061.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,3201001,320171,099

DCK16810172,203

STR48105648

UGR6004527034,998

UOP19220384,926

UST7204532441,997

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500011,974108.2900154.31304,608195619900016.0084.00

2 SFR CUST - 100% - 2003Heated Area: 1320HX Base Yr 2003

UST1993

UOP2020

DCK2020

BAS1993

UGR1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE255,871

TOTAL MARKET OB/XF VALUE5,278

TOTAL LAND VALUE - MARKET912,380

TOTAL MARKET VALUE1,173,529

SOH/AGL Deduction655,266

ASSESSED VALUE518,263

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE468,263

TOTAL JUST VALUE1,173,529

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE927,663

PERMIT NUMDESCRIPTIONAMTISSUED

20200005ROOFOVER001/10/2020

20102138H/AC5,00012/14/2010

20040712UG SERVICE1,00004/13/2004

20036375METER CAN CHANGED1,00008/10/2000

8193DEMOLITION2,50003/14/1994

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE

0874/06023/12/1999WD U I 01100

GRANTOR: COX ETHEL G

GRANTEE: PARRISH ANNE COX

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

EXTRA FEATURES56 S FLETCHER AVE, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10350CARPORT WD01001218216.00SF9.369.3610019851985320404

20855CONC PAVER010000415.00SF13.5013.50100200520053874,874

LAND DESCRIPTIONTOTAL OB/XF5,278

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHF FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000120CSFR OCN FT1000006C-149.00266.0013,034.00SFSF1.001.001.0070.0070.00912,380

REVIEW DATE02/26/2020BYDJTotal Acres: 0.00Total Land Value: 912,380Market: 0Agricultural: 0Common: 912,380PRINTED 08/02/2023 BY SYS