

LOT 31 & S1/2 OF LOT 30
IN OR 937/671
AMELIA LIGHTHOUSE

MOULDER FRANCES L'ENGLE TRSTEE
186 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1020-0031-0000



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 2															
Exterior Wall	14	WD SHINGLE 100	0500	01	1,203	106.0000	151.05	181,713	1935	1985	0	0	0	18.50	81.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2003													Heated Area: 888														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2003														
Interior Wall	02	WALL BD/WD 100																												
Interior Floo	12	HARDWOOD 100																												
Air Condition	02	WINDOW 100																												
Heating Type	02	CONVECTION 100																												
Bedrooms	2	2 100																												
Bathrooms	2	2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.5	1.5 100																												
Units	0	0 100																												
BUD8 Adjustme	02	DIST FB 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0800 MULTI-FAMILY																											
MAP NUM			MKT AREA 01																											
NEIGHBORHOOD/LOC			1051.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	643	100	643	79,157																										
FEP	390	80	312	38,409																										
FUS	245	100	245	30,161																										
UOP	16	20	3	369																										
TOTALS			1,294	1,203	148,096																									
EXTRA FEATURES			186 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	1242	WD DECK A	0 100	0	0	389.00	SF	10.00	10.00	100	1987	1987	3	20	778															
2	0820	WOOD WALK	0 100	0	0	134.00	SF	11.75	11.75	100	1987	1987	3	40	630															
3	0940	SHEDS/PORT	0 100	8	7	56.00	SF	30.00	30.00	100	1987	1987	3	20	336															
4	1242	WD DECK A	0 100	12	20	240.00	SF	12.50	12.50	100	1987	1987	3	20	600															
5	1242	WD DECK A	0 100	4	18	72.00	SF	12.50	12.50	100	1987	1987	3	20	180															
6	1241	WD DECK G	0 100	3	10	30.00	UT	11.50	11.50	100	1987	1987	3	20	69															
7	1241	WD DECK G	0 100	4	12	48.00	UT	11.50	11.50	100	1987	1987	3	20	110															
8	1241	WD DECK G	0 100	4	12	48.00	UT	11.50	11.50	100	1987	1987	3	20	110															
9	1241	WD DECK G	0 100	4	4	16.00	UT	11.50	11.50	100	1987	1987	3	20	37															
10	0830	FLAGSTONE	0 100	3	22	66.00	SF	12.00	12.00	100	1987	1987	3	54.5	432															
LAND DESCRIPTION			TOTAL OB/XF 3,282																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000120	C	SFR OCN FT	100	0006	R-3	71.00	266.00	71.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,065,000													
REVIEW DATE 02/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,065,000 Market: 0 Agricultural: 0 Common: 1,065,000 PRINTED 08/02/2023 BY SYS																														

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00-00-31-1020-0031-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

014WD SHINGLE 100
GABLE/HIP 100
003COMP SHNGL 100
WALL BD/WD 100
002SHT VINYL 100
008WINDOW 100
002CONVECTION 100
1100
001WOOD FRAME 100
2.2.100
000DIST FB 100
000NONE 100

QUALITY03Quality Level 03

DOR CODE0800MULTI-FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1051.00

TOTALS43243243,690

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

110510GARAGE WD-01000476.00SF26.9526.95100196019603202,566

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

090001432104.5000124.0953,607193519850018.5081.50

2 SNGL FAM - 0% - 2003Heated Area: 432HX Base Yr 2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE191,786

TOTAL MARKET OB/XF VALUE5,848

TOTAL LAND VALUE - MARKET1,065,000

TOTAL MARKET VALUE1,262,634

SOH/AGL Deduction640,878

ASSESSED VALUE621,756

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE571,756

TOTAL JUST VALUE1,262,634

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,268,649

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / I RSN CD SALE PRICE

0937/06716/21/2000WDUII01100

GRANTOR: MOULDER FRANCES L'ENG

GRANTEE: MOULDER FRANCES L'E

0936/04246/12/2000QCUII07100

GRANTOR: MOULDER FRANCES L & W

GRANTEE: MOULDER FRANCES L'E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S12 E18 N12 \$ PTR= N5 FUS=[YR=1993] N12 W18S12 E18\$ S5\$.