BLK 27 LOT 1 & S1/2 OF LOT B
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK O/57

FRIEDLANDER SCOTT E &/BAILEY ALEXANDER R
872 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1041-0027-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

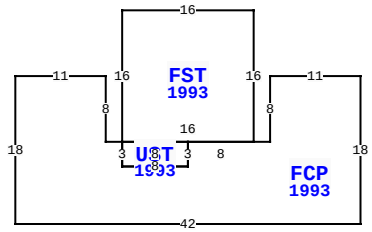
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

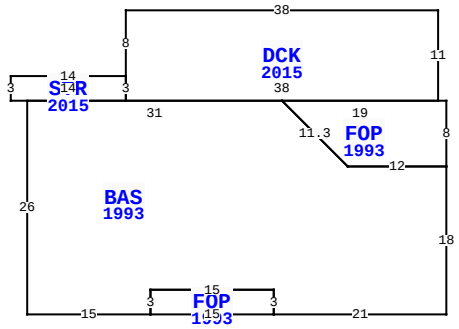
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100	1,153	168,648
DCK	418	10	42	6,144
FCP	572	25	143	20,916
FOP	45	30	14	2,048
FOP	128	30	38	5,558
FST	256	55	141	20,624
STR	42	10	4	585
UST	24	45	11	1,609
TOTALS	2,638		1,546	226,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,546	118.3200	168.61	260,671	1987	1995	0	0	0	13.25	86.75

1 SFR CUST – 100% - 0 Heated Area: 1153 HX Base Yr





872 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,132
TOTAL MARKET OB/XF VALUE		4,660
TOTAL LAND VALUE - MARKET		1,125,000
TOTAL MARKET VALUE		1,355,792
SOH/AGL Deduction		799,984
ASSESSED VALUE		555,808
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		505,808
TOTAL JUST VALUE		1,355,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,361,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150805	ADDDECK	15,000	04/15/2015
20140460	DECK	0	04/15/2015
20041401	ELEC OTHER	2,000	08/04/2004
20040671	MECH OTHER	3,000	04/06/2004
20021923	REMODEL	4,000	11/11/2002
20021384	REPAIR/RRF	3,000	08/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2264/1361	3/27/2019	QC	U	I	11	100
GRANTOR: FRIEDLANDER SCOTT E						
GRANTEE: FRIEDLANDER SCOTT E						
1822/1135	10/26/2012	WD	Q	I	02	452,100
GRANTOR: DEUTSCHE BANK TRUST C						
GRANTEE: FRIEDLANDER SCOTT E						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W11 S8 W2 FST=[YR=1993] N16 W16 S16
UST=[YR=1993] S3 E8 N3W8 $ E16 $ W8 S3 W8 N3 W2 N8 W11 S18
E42 N18 $ PTR= E15 STR=[YR=2015] E14 DCK=[YR=2015] N8 E38 S11
FOP=[YR=1993] E1 S8 BAS=[YR=1993] S18 W21 FOP=[YR=1993] N3W15
S3 E15 $ N3 W15 S3 W15 N26E31 R8 D8 E12$ W12 U8 L8 E19$
W38 N3$ S3 W14 N3$ 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	0810	CONCRETE A	0	100	0	0	960.00	SF	6.50	6.50	100	1987	1987	3	54.5	3,401	
2	0820	WOOD WALK	0	100	6	4	24.00	SF	11.75	11.75	100	1991	1991	3	40	113	
3	1243	WD DECK F	0	100	0	0	21.00	SF	8.00	8.00	100	1992	1992	3	20	34	
4	1241	WD DECK G	0	100	3	19	57.00	UT	11.50	11.50	100	1987	1987	3	20	131	
6	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	1998	1998	3	77	981	

LAND DESCRIPTION

TOTAL OB/XF 4,660

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	SFR OCN FT	100	0006	R-1	75.00	70.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS