

BLK 27 LOT 7
IN OR 682/1967
ASKINS OCEAN CITY BEACH R/P OF

PAGE ANTHONY M & JOANNE E
932 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1041-0027-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,168	100	1,168	170,048
FGR	1,122	55	617	89,828
UOP	16	20	3	437
UOP	124	20	25	3,640
UOP	396	20	79	11,501

TOTALS	2,826		1,892	275,454
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	44	22	968.00	SF	6.50	
2	1242	WD DECK A	0 100	18	3	54.00	SF	10.00	
3	1242	WD DECK A	0 100	12	3	36.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100	0006	R-1	50.00	70.00	50.00

REVIEW DATE	02/27/2020	BY	DJ
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,892	121.6278	173.32	327,921	1984	1990		0	0	16.00
1 SFR CUST - 100% - 1994											
Heated Area: 1168											
HX Base Yr											

932 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE 07/15/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0810	CONCRETE A	0 100	44	22	968.00	SF	6.50	6.50	100	1984	1984	3	47	2,957	
2	1242	WD DECK A	0 100	18	3	54.00	SF	10.00	10.00	100	2019	2019	3	90	486	
3	1242	WD DECK A	0 100	12	3	36.00	SF	10.00	10.00	100	2019	2019	3	90	324	

TOTAL OB/XF										3,767						
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
1	000120	C	SFR OCN FT	100	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00

Total Acres: 0.00	Total Land Value: 750,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY						STANDARD	
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE						275,454	
TOTAL MARKET OB/XF VALUE						3,767	
TOTAL LAND VALUE - MARKET						750,000	
TOTAL MARKET VALUE						1,029,221	
SOH/AGL Deduction						0	
ASSESSED VALUE						1,029,221	
TOTAL EXEMPTION VALUE			13				1,029,221
BASE TAXABLE VALUE						0	
TOTAL JUST VALUE						1,029,221	
NCON VALUE						0	
INCOME VALUE							
PREVIOUS YEAR MKT VALUE						1,037,997	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190432	REMODEL	0	06/27/2019
20120313	REPLACE CONDENSER	508	02/27/2012
20120317	H/AC	2,000	02/27/2012
20060120	REMODEL	1,000	01/19/2006
20051327	REROOF W/30YR SHN	2,000	03/01/2005
20032851	REMODEL	2,000	07/04/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0682/1967	6/16/1993	WD	Q	I		170,000	
GRANTOR: HUGHES J MICHAEL & E							
GRANTEE: PAGE ANTHONY & JOAN							
0387/0357	5/01/1983	MS	U	V		114,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2019] W33 S8 UOP=[YR=2019] W4 S4 E4 N4\$ S4									
BAS=[YR=1993] S36 E7 UOP=[YR=2019] S4 E26 N4 W12 N4 W5 S4 W9\$									
E9 N4 E5 S4 E12 N36 W33\$ E33 N12\$ PTR= E15 FGR=[YR=2008] E33									
S34 W33 N34 \$ W15 \$.									