LOT 1
ECHOES OF PARADISE PB 6/62

STALEY LARRY A & KARLA J
1343 N FLETHCER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-124E-0001-0000

BUILDING CHARACTERISTICS

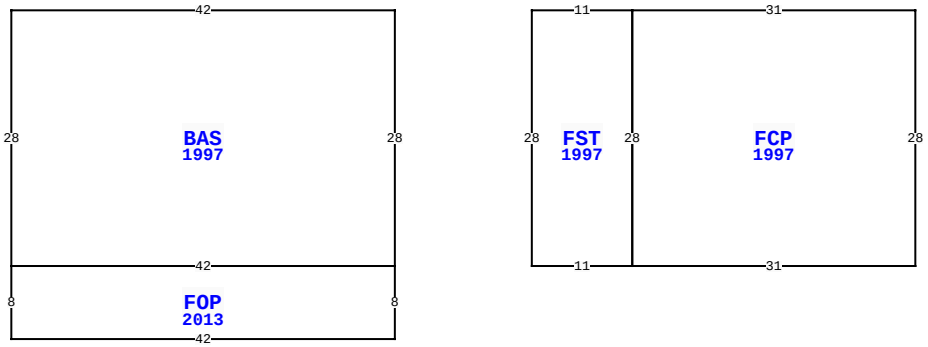
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	146,262
FCP	868	25	217	26,989
FOP	336	30	101	12,562
FST	308	55	169	21,019
TOTALS	2,688		1,663	206,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,663	119.7000	142.14	236,379	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 0% - 2023 Heated Area: 1176 HX Base Yr



BLD DATE	09/12/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1343 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	206,832
TOTAL MARKET OB/XF VALUE	8,228
TOTAL LAND VALUE - MARKET	459,000
TOTAL MARKET VALUE	674,060
SOH/AGL Deduction	0
ASSESSED VALUE	674,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	674,060
TOTAL JUST VALUE	674,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	576,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10353-B	NEW CONSTR	66,240	03/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/1176	6/16/2023	WD	Q	I	01	735,000
GRANTOR: NAZWORTH JOSEPH E & B						
GRANTEE: STALEY LARRY A & KA						
2023/0725	1/08/2016	QC	U	I	11	100
GRANTOR: NAZWORTH LIVING TRUST						
GRANTEE: NAZWORTH JOSEPH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W42 S28 FOP=[YR=2013] S8 E42 N8 W42$ E42 N28$ PTR= E15 FST=[YR=1997] E11 FCP=[YR=1997] E31 S28 W31 N28$ S28 W11 N28$ 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	0	0	0	1,448.00	SF	6.50	6.50	100	1997	1997	3	75	7,059	
4	1242	WD DECK A	0	0	30	8	240.00	SF	13.50	13.50	100	2005	2005	3	27	875	
5	1242	WD DECK A	0	0	0	0	109.00	SF	10.00	10.00	100	2005	2005	3	27	294	

LAND DESCRIPTION

TOTAL OB/XF 8,228

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	000100	C	SFR	0	0006	R-1A	60.00	100.00	60.00	FF		1.00	1.00	0.85	9,000.00	7,650.00	459,000							

REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 459,000 Market: 0 Agricultural: 0 Common: 459,000 PRINTED 08/02/2023 BY SYS