LOT 7 SECT 2
IN OR 1823/128
FERREIRA REPLAT OF

MARTIN NANCEE LEA
1023 NORTH FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-126B-0007-0000

BUILDING CHARACTERISTICS

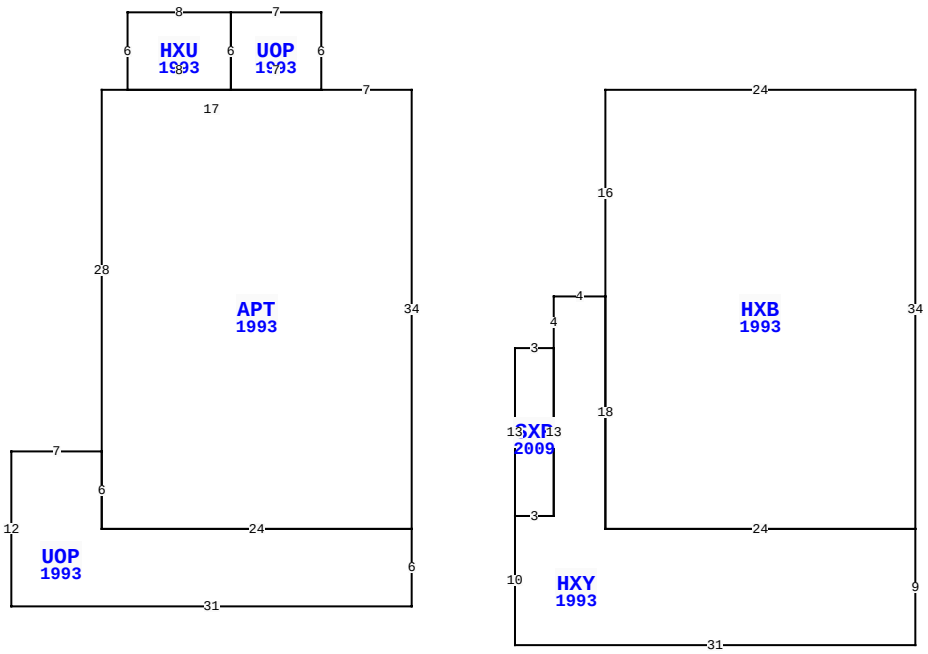
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	816	81,341
HXB	816	100	816	81,341
HXU	48	55	26	2,592
HXY	354	15	53	5,283
SXR	39	10	4	398
UOP	42	20	8	798
UOP	228	20	46	4,586
TOTALS	2,343		1,769	176,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,769	96.5000	115.08	203,577	1967	1995	0	0	0	13.38	86.62

1 DUPLEX – 50.59% - 2018 Heated Area: 1632 HX Base Yr 2018



1023 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/23/2015	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,338
TOTAL MARKET OB/XF VALUE		37
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		476,375
SOH/AGL Deduction		207,051
ASSESSED VALUE		269,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,324
TOTAL JUST VALUE		476,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032774	REPAIR/RRF	3,000	03/26/2003
20010518	XFOB	0	05/11/2001
959413	REMODEL	6,580	11/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0128	9/13/2012	QC	U	I	11	100
GRANTOR: COFFEY MICHAEL T						
GRANTEE: MARTIN NANCEE LEA						
1128/1205	4/09/2003	WD	Q	I		245,000
GRANTOR: HALL JEFFREY W & SALL						
GRANTEE: COFFEY MICHAEL T						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W7 UOP=[YR=1993] N6W7 HXU=[YR=1993] W8S6 E8N6$S6E7$W17 S28 UOP=[YR=1993] W7S12E31N6W24N6$ S6E24 N34$ PTR=E15 HXB=[YR=1993] S16 HXY=[YR=1993] W4S4 SXR=[YR=2009] W3S13E3 N13$S13W3S10 E31N9W24N18$ S18 E24N34W24$ 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	1242	WD DECK A	0	100	6	7	42.00	SF	4.00	4.00	100	2003	2003	3	22	37	

LAND DESCRIPTION

TOTAL OB/XF 37

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	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 06/07/2021 BY KKX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS