

LOT 68
PT OR 694/1605
GA FDNA BEACH SUB PB 2/35

GILLESPIE CORNELIA J
930 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-134A-0068-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	1,052	121,680
FOP	42	30	13	1,504
UOP	196	20	39	4,511
USP	40	30	12	1,388
TOTALS	1,330		1,116	129,083

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1241	WD DECK G	0	100	8	17		136.00	UT 14.38	100	1990
3	0940	SHEDS/PORT	0	100	8	10		80.00	SF 30.00	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	100	0002	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,116	113.5260	161.77	180,535	1950	1980	0	0	28.50	71.50
1 SFR CUST - 100% - 1998											
Heated Area: 1052											
HX Base Yr 1998											

927 OCEAN AVE, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
871											
UNIT PRICE											
ADJ UNIT PRICE											
LAND VALUE											
OTHER ADJUSTMENTS AND NOTES											
YEAR											
DENSITY											
DECL											
FRZ											
YR											
CONSRV											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		129,083	
TOTAL MARKET OB/XF VALUE		871	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		829,954	
SOH/AGL Deduction		509,461	
ASSESSED VALUE		320,493	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		220,493	
TOTAL JUST VALUE		829,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071944	H/AC	2,000	10/12/2007
20020346	REPAIR/RRF	3,000	02/28/2002
10516-B	XF0B	13,200	06/03/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0694/1605	12/20/1993	QC	U	I	01	100	
GRANTOR: GILLESPIE FRED							
GRANTEE: GILLESPIE CORNELIA							
0333/0731	3/01/1981	MS	U	I		60,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2003] W7 USP=[YR=1993] W8 S5 BAS=[YR=1993] W22 S38 E19 N8 E11 FOP=[YR=1993] E6 N7 W6 S7 \$ N30 W8 \$ E8 N5\$ S28 E7 N28 \$.											