LOT 105
PT OR 1857/1306
GA FDNA BEACH SUB PB 2/35

SEPTEMBER FIRST PARTNERS-FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2023

00-00-31-134A-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

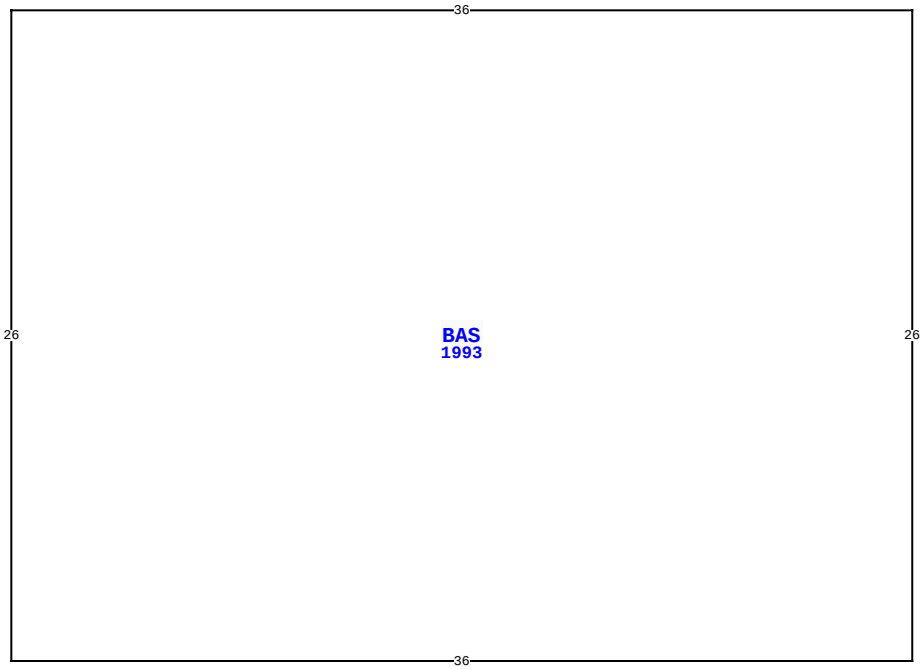
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	01	MINIMUM 20
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	83,490
TOTALS	936		936	83,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	936	114.2640	103.12	96,520	1965	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 936 HX Base Yr



436 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	10/24/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	83,490
TOTAL MARKET OB/XF VALUE	260
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	783,750
SOH/AGL Deduction	208,732
ASSESSED VALUE	575,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	575,018
TOTAL JUST VALUE	783,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	690,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140837	PERGOLA	12,000	04/29/2014
20121819	CHNGE SRVC	1,200	09/04/2012
20081524	RE-ROOF W/METAL	3,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1857/1306	5/21/2013	WD	Q	I	02	380,000
GRANTOR: LOTT TEDDY W SR & DON						
GRANTEE: SEPTEMBER FIRST PAR						
1123/1397	3/21/2003	WD	U	I	01	100
GRANTOR: LOTT LAURA C						
GRANTEE: LOTT TEDDY SR & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S26 E36 N26$.

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	20	10	200.00	SF	6.50	6.50	100	1965	1965	3	20	260	

LAND DESCRIPTION

TOTAL OB/XF 260

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	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	14,000.00	14,000.00	700,000							

REVIEW DATE 08/14/2017 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/02/2023 BY SYS