LOT 107 & LOT 132
IN OR 1942/1260
GA FDNA BEACH SUB PB 2/35

HARRIS JAMES G & MARTHA M
PO BOX 8
MIDDLEBURG, VA 20118

2023

00-00-31-134A-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

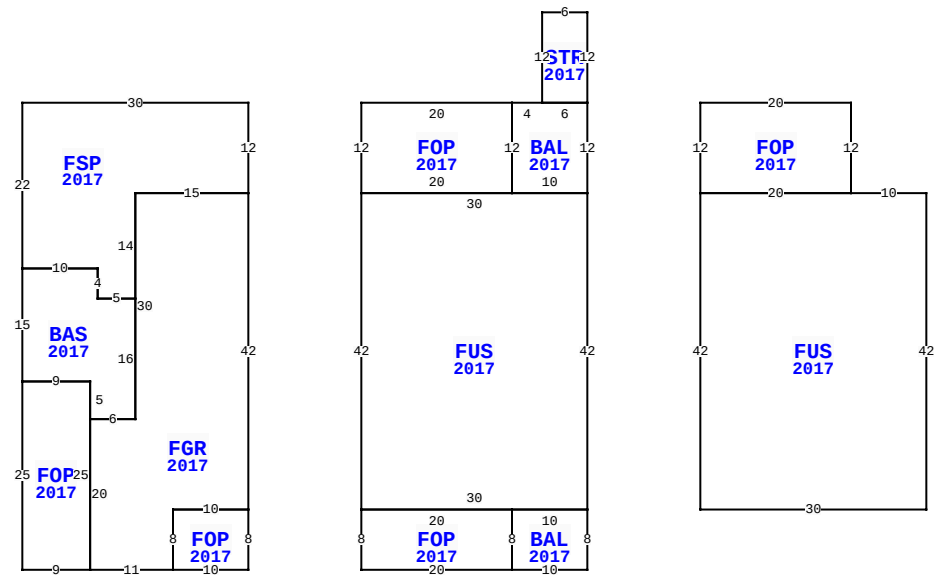
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
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
BAL	80	15	12	3,217
BAL	120	15	18	4,826
BAS	235	100	235	63,001
FGR	790	55	434	116,351
FOP	80	30	24	6,434
FOP	160	30	48	12,868
FOP	225	30	68	18,230
FOP	240	30	72	19,302
FOP	240	30	72	19,302
FSP	530	40	212	56,835
TOTALS	5,292		3,722	997,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,722	191.9736	273.56	1,018,190	2017	2017	0	0	0	2.00	98.00

2 SFR CUST – 0% - 0 Heated Area: 2755 HX Base Yr



** This building has 13 Sub-Areas

432 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	997,826
TOTAL MARKET OB/XF VALUE	115,638
TOTAL LAND VALUE - MARKET	891,250
TOTAL MARKET VALUE	2,004,714
SOH/AGL Deduction	231,062
ASSESSED VALUE	1,773,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,773,652
TOTAL JUST VALUE	2,004,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,838,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162155	CO ISSUED	0	01/03/2018
20163490	SWIM POOL	31,850	12/20/2016
20162155	NEW CONSTR	369,091	08/09/2016
20161424	DEMOLITION	0	05/19/2016
20120755	DECK/RAILS REPLAC	6,000	04/30/2012
20081710	2 SLIDE DOOR REPL	3,500	11/19/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1260	10/17/2014	WD	Q	I	01	550,000
GRANTOR: LANDON DONALD R & DOR						
GRANTEE: HARRIS JAMES G & MA						
0790/0096	4/11/1997	WD	Q	I		160,000
GRANTOR: JACOBS ESTHER T						
GRANTEE: LANDON DONALD R & D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W30 S22 BAS=[YR=2017] S15 FOP=[YR=2017] S25 E9 FGR=[YR=2017] E11 FOP=[YR=2017] E10 N8 W10 S8$ N8 E10 N42 W15S30 W6 S20$ N25 W9$ E9 S5 E6 N16 W5 N4 W10$ E10 S4 E5 N14 E15 N12$ PTR=E15 FOP=[YR=2017] E20 BAL=[YR=2017] E4 STR=[YR=2017] N12 E6 S12 W6$ E6 S12 FUS=[YR=2017] S42 BAL=[YR=2017] S8 W10 FOP=[YR=2017] W20 N8 E20 S8$ N8 E10$ W30 N42 E30$ W10 N12$ S12 W20 N12$ W15$ PTR=E60 FOP=[YR=2017] E20 S12 FUS=[YR=2017] E10 S42 W30 N42 E20$ W20 N12$ W60$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	0	0	0	1,200.00	SF	10.00	10.00	100	2017	2017	3	97	11,640	
3	0855	CONC PAVER	0	0	0	0	1,056.00	SF	5.00	5.00	100	2017	2017	3	97	5,122	
4	0855	CONC PAVER	0	0	0	0	567.00	SF	5.00	5.00	100	2017	2017	3	97	2,750	
5	0861	POOL GUNIT	0	0	0	0	600.00	SF	106.25	106.25	100	2017	2017	3	87	55,463	
6	0857	SANDSTONE	0	0	0	0	822.00	SF	16.00	16.00	100	2017	2017	3	99	13,020	
7	1241	WD DECK G	0	0	0	0	255.00	UT	11.50	11.50	100	2017	2017	3	87	2,551	
8	0462	ST/AL FNC	0	0	0	0	840.00	SF	10.00	10.00	100	2017	2017	3	87	7,308	
9	0462	ST/AL FNC	0	0	0	0	324.00	SF	12.50	12.50	100	2017	2017	3	87	3,524	
10	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	82	2017	2017	3	82	12,300	

LAND DESCRIPTION

TOTAL OB/XF 115,638

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							
2	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.85	4,500.00	3,825.00	191,250							

REVIEW DATE 02/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 891,250 Market: 0 Agricultural: 0 Common: 891,250 PRINTED 08/02/2023 BY SYS