

LOT 123
IN OR 843/1386
GA'S FDNA BEACH #2 UNR

TAYLOR KELLY L
32113 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0123-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	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 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	730	100	730	83,536
DCK	246	10	25	2,861
HXB	730	100	730	83,536
HXP	15	30	4	458
HXU	35	55	19	2,174
HXY	49	15	7	801
HXY	316	15	47	5,379
SXR	60	10	6	686
UOP	12	20	2	228

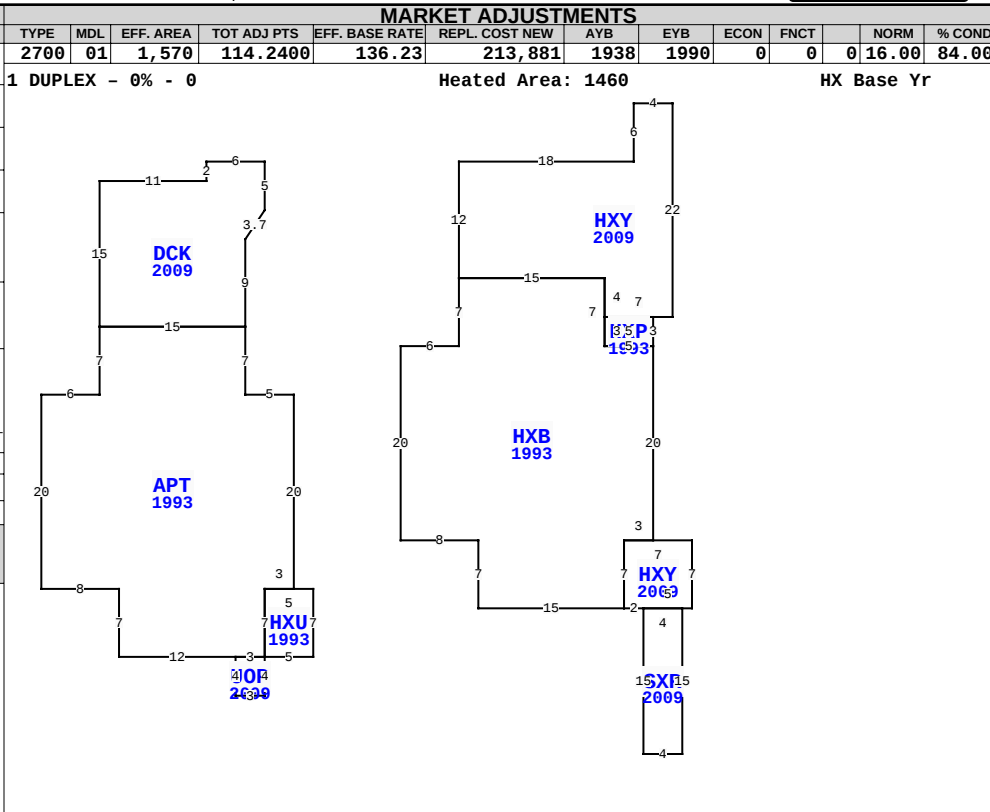
TOTALS	2,193	1,570	179,660
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EXTRA FEATURES

L N	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	25	20		500.00	SF 6.50	6.50	100	1989	1989	3	59.5	1,934
2	0940	SHEDS/PORT	0	0	8	12		96.00	SF 22.50	22.50	100	1984	1984	3	20	432
3	0810	CONCRETE A	0	0	35	10		350.00	SF 6.50	6.50	100	2003	2003	3	84	1,911
11	0810	CONCRETE A	0	0	19	3		57.00	SF 6.50	6.50	100	1960	1960	3	20	74
12	0476	VF 6 SBPL	0	0	0	0		205.00	LF 32.00	32.00	100	2013	2013	3	87	5,707
13	0470	VNYL GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2013	2013	3	87	261

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							



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

340 N FLETCHER AVE, FERNANDINA BEACH															
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TOTAL OB/XF

10,319															
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		179,660
TOTAL MARKET OB/XF VALUE		10,319
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		489,979
SOH/AGL Deduction		111,999
ASSESSED VALUE		377,980
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		377,980
TOTAL JUST VALUE		489,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122149	30GAL WATER HEATE	700	10/18/2012
20091318	DECK & FENCE REPL	8,000	09/29/2009
20060951	UG EMERGENCY REPA	2,800	05/03/2006
20012498	REROOF	3,000	11/14/2001
6201	REPAIR/RRF	1,000	10/03/1990
5561	XFOB	400	08/30/1989

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BUILDING NOTES			
BUILDING DIMENSIONS			
DCK=[YR=2009] W6S2W11S15 APT=[YR=1993] S7 W6 S20 E8S7 E12UOP=[YR=2009] S4E3N4 W3E3 HXU=[YR=1993] E5 N7 W5 S7\$ N7 E3 N20W5N7W15E15N9 R2 U3 N5\$ PTR=E20 HXY=[YR=2009] S12 HXB=[YR=1993] S7 W6S20E8S7E15 HXY=[YR=2009] E2 SXR=[YR=2009] S15E4N15W4\$E5N7W7S7\$N7 E3N20 HXP=[YR=1993] N3W5 S3E5\$W5N7 W15E15S4E7N22W4S6W18\$ W20\$.			