

LOT 136
IN OR 2614/496
GA FDNA BEACH #2 UNR

GORDON JONATHAN DALES & ASHLEY
522 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0136-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	10	ABOVE AVG 100	0900	01	1,717	122.1000	144.99	248,948	1940	1995	0	0	0	13.00	87.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 1426 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 216,585									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 2,590									
Interior Floo	07	CORK/VTILE 20														TOTAL LAND VALUE - MARKET 450,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 669,175									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 49,041									
Bedrooms	3 100															ASSESSED VALUE 620,134									
Bathrooms	2 100															TOTAL EXEMPTION VALUE 0									
Frame	07	SPECIAL 100														BASE TAXABLE VALUE 620,134									
Stories	1. 1. 100															TOTAL JUST VALUE 669,175									
Units	0 100		NCON VALUE 0																						
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 650,384																						
Quality 05 Quality Level 05																									
DOR CODE 0100 SINGLE FAMILY																									
MAP NUM MKT AREA 01																									
NEIGHBORHOOD/LOC 1041.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAL	376	15	56	7,064																					
BAS	1,236	100	1,236	155,911																					
BAS	190	100	190	23,967																					
FEP	96	80	77	9,713																					
UGR	190	45	86	10,848																					
UST	160	45	72	9,082																					
TOTALS 2,248 1,717 216,585																	BLD DATE		LGL DATE						
EXTRA FEATURES			522 N FLETCHER AVE, FERNANDINA BEACH														XF DATE		LAND DATE						
																	INC DATE		AG DATE						
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								
2	0820	WOOD WALK	0	0	0	0	170.00	SF	11.75	11.75	100	2000	2000	3	40	799									
3	1241	WD DECK G	0	0	16	4	64.00	UT	11.50	11.50	100	2007	2007	3	52	383									
4	1241	WD DECK G	0	0	0	0	144.00	UT	11.50	11.50	100	2001	2001	3	30	497									
5	0825	BRICK	0	0	23	2	46.00	SF	12.50	12.50	100	2003	2003	3	96	552									
7	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	2003	2003	3	22	317									
8	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	100	2007	2007	3	35	42									
TOTAL OB/XF 2,590																									
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								
1	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	450,000								
REVIEW DATE 10/10/2018 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																									