LOT 142 (EX PT IN
OR 1066/1615)
GEORGIA'S FDNA BEACH #2 UNR

TORPEY NEIL P
536 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0142-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

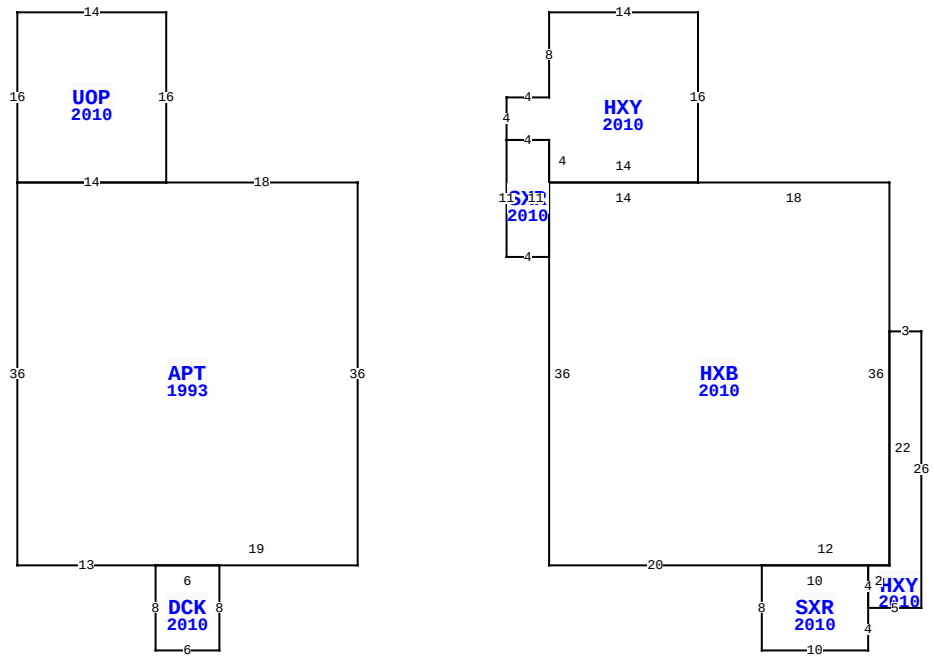
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,152	100	1,152	138,347
DCK	48	10	5	601
HXB	1,152	100	1,152	138,347
HXY	86	15	13	1,561
HXY	240	15	36	4,323
SXR	44	10	4	480
SXR	80	10	8	961
UOP	224	20	45	5,404
TOTALS	3,026		2,415	290,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,415	119.3640	142.34	343,751	1960	1990	0	0	0	15.63	84.37

1 DUPLEX – 0% - 2023 Heated Area: 2304 HX Base Yr



536 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	290,023
TOTAL MARKET OB/XF VALUE	7,908
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	597,931
SOH/AGL Deduction	0
ASSESSED VALUE	597,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	597,931
TOTAL JUST VALUE	597,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	542,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122285	REROOF W/30YR SHN	4,000	11/07/2012
20111157	H/AC	2,345	07/14/2011
984806	XFOB	3,700	01/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2420/1962	12/28/2020	WD	Q	I	02	649,000
GRANTOR: HORAK WILLIAM S & JEN						
GRANTEE: TORPEY NEIL P						
2210/0769	7/13/2018	WD	Q	I	05	850,000
GRANTOR: GLASSMAN R DEAN & LIS						
GRANTEE: HORAK WILLIAM S & J						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W18 UOP=[YR=2010] N16W14S16 E14$ W14 S36E13 DCK=[YR=2010] S8E6N8 W6$ E19N36$ PTR=E50 HXB=[YR=2010] W18 HXY=[YR=2010] N16W14S8W4S4 SXR=[YR=2010] S11E4N11W4$ E4S4E14$ W14 S36E20 SXR=[YR=2010] S8E10N4 HXY=[YR=2010] E5N26W3S22W2S4$ N4W10$ E12N36$ W50$.

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
3	0810	CONCRETE A	0	0	0	0	1,540.00	SF	6.50	6.50	100	1999	1999	3	79	7,908	

LAND DESCRIPTION

TOTAL OB/XF 7,908

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	000800	C	MULTI-FAM	0	0006	R-2	50.00	93.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS