LOT 143
IN OR 2183/1430
GA FDNA BEACH # 2 UNR

HAAG DETLEV & ANNETTE
MAX-BECKMANN-STR 53
60599 FRANKFURT,

2023

00-00-31-134B-0143-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

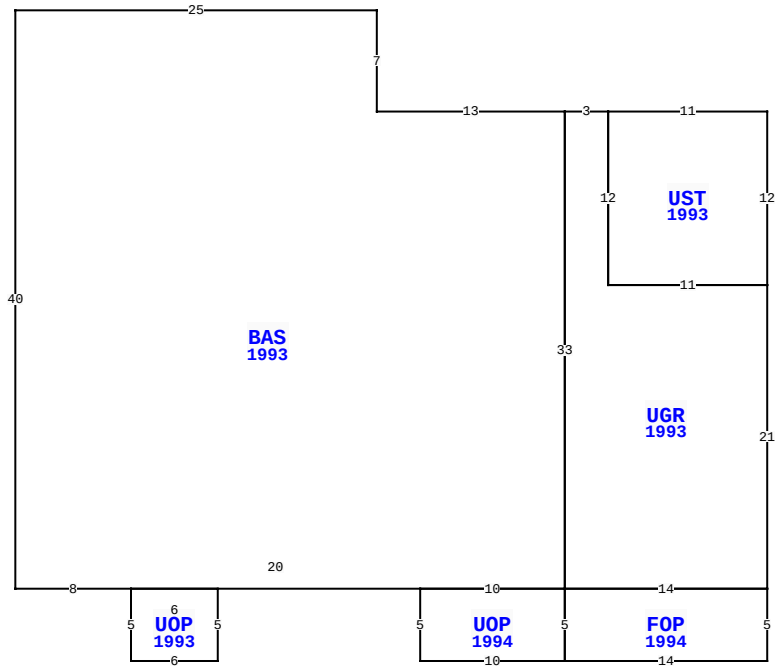
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,429	100	1,429	96,218
FOP	70	30	21	1,414
UGR	330	45	148	9,965
UOP	30	20	6	404
UOP	50	20	10	673
UST	132	45	59	3,973
TOTALS	2,041		1,673	112,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,673	105.0000	124.69	208,606	1950	1980	0	0	25	21.00	54.00

1 SNGL FAM – 0% - 0 Heated Area: 1429 HX Base Yr



BLD DATE	03/21/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

538 N FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	112,647
TOTAL MARKET OB/XF VALUE	5,152
TOTAL LAND VALUE - MARKET	382,500
TOTAL MARKET VALUE	500,299
SOH/AGL Deduction	25,108
ASSESSED VALUE	475,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,191
TOTAL JUST VALUE	500,299
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061905	ELEC OTHER	900	08/11/2006
20061831	REPAIR/RRF	3,588	08/02/2006
B959490	REPAIR/RRF	2,300	12/12/1995
8195	XFOB	2,200	03/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1430	3/15/2018	WD	Q	I	01	330,000
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: HAAG DETLEV & ANNET						
0456/0666	6/01/1985	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W11 UGR=[YR=1993] W3 BAS=[YR=1993] W13 N7 W25 S40 E8 UOP=[YR=1993] S5 E6 N5 W6 $ E20 UOP=[YR=1994] S5 E10 FOP=[YR=1994] E14 N5 W14 S5 $ N5 W10 $ E10 N33 $ S33 E14 N21 W11 N12 $ S12 E11 N12 $.

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	41	24	984.00	SF	6.50	6.50	100	1994	1994	3	70	4,477	
2	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1994	1994	3	70	437	
3	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	1993	1993	3	68	53	
4	1242	WD DECK A	0	0	7	12	84.00	SF	10.00	10.00	100	2003	2003	3	22	185	

LAND DESCRIPTION

TOTAL OB/XF 5,152

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	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500							

REVIEW DATE 09/08/2021 BY RK Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS