LOT 145
IN OR 2451/816
ESMT OR 2248/24

BLACKMON ANNE STUART & DAVID BRIAN
626 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	01	Quality Level 01

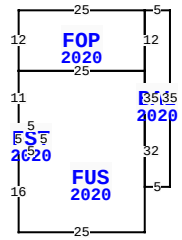
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

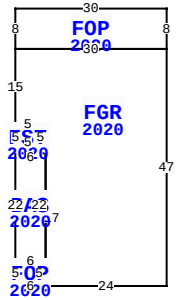
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	175	15	26	4,236
BAL	899	15	135	21,991
BAS	132	100	132	21,503
FGR	1,223	55	673	109,633
FOP	30	30	9	1,466
FOP	150	30	45	7,330
FOP	240	30	72	11,729
FOP	240	30	72	11,729
FOP	300	30	90	14,661
FST	25	55	14	2,281
TOTALS	5,474		3,306	538,552

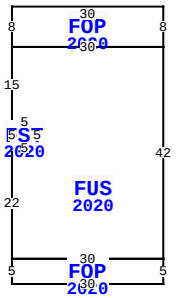
MARKET ADJUSTMENTS

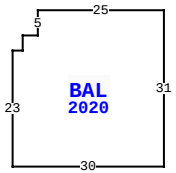
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,306	137.8712	163.72	541,258	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2142 HX Base Yr 2021









** This building has 14 Sub-Areas

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

626 N FLETCHER AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		538,552
TOTAL MARKET OB/XF VALUE		16,725
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		805,277
SOH/AGL Deduction		0
ASSESSED VALUE		805,277
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		755,277
TOTAL JUST VALUE		805,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		859,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190205	CO ISSUED	0	09/16/2020
20190205	NEW CONSTR	394,991	06/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0816	4/06/2021	WD	U	I	11	100
GRANTOR: KIRK ANNE N/K/A BLACK						
GRANTEE: BLACKMON ANNE STUAR						
2248/0022	1/08/2019	WD	Q	V	01	270,000
GRANTOR: FISHER GREGORY A						
GRANTEE: KIRK ANNE S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W30 S8 FGR=[YR=2020] S15 FST=[YR=2020] S5 BAS=[YR=2020] S22 FOP=[YR=2020] S5 E6 N5 W6 $ E6 N22 W6 $ E5 N5 W5 $ E5 S5 E1 S27 E24 N47 W30 $ E30 N8 $ PTR= E30 FOP=[YR=2020] E30 S8 FUS=[YR=2020] S42 FOP=[YR=2020] S5 W30 N5 E30 $ W30 N22 FST=[YR=2020] N5 E5 S5 W5 $ E5 N5 W5 N15 E30 $ W30 N8 $ W30 $ PTR= N30 FUS=[YR=2020] N16 FST=[YR=2020] N5 E5 S5 W5 $ E5 N5W5 N11 FOP=[YR=2020] N12 E25 BAL=[YR=2020] E5 S35 W5 N35 $S12 W25 $ E25 S32 W25$ S30 $PTR= E90 BAL=[YR=2020] E2 N3 E3 N5 E25 S31 W30 N23 $ W90 $.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	13,260.00	13,260.00	100	2020	2020	3	100	13,260	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 16,725

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 04/12/2021 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS