

LOT 153
IN OR 1485/835
GA FDNA BEACH #2 UNR

THE CONGER LIVING TRUST/CONGER KATHY R TRUSTEE
726-A N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0153-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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
NEIGHBORHOOD/LOC	1041.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	780	100	780	83,767
HXB	780	100	780	83,767
HXP	108	30	32	3,437
HXU	52	55	29	3,114
HXY	216	15	32	3,437
HXY	174	15	26	2,792
SXR	76	10	8	859
UOP	168	20	34	3,651

TOTALS	2,354		1,721	184,822
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EXTRA FEATURES											
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0801	ASPHALT A	0	100	0	2,935.00	SF	3.00	3.00	100	2017
4	0940	SHEDS/PORT	0	100	7	49.00	SF	30.00	30.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF	1.00

REVIEW DATE 08/15/2017 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,721	110.5000	131.77	226,776	1960	1985	0	0	0 18.50	81.50
1 DUPLEX - 52.24% - 2010											
Heated Area: 1560											
HX Base Yr											

726 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/UF											
7,882											

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		184, 822	
TOTAL MARKET OB/XF VALUE		7, 882	
TOTAL LAND VALUE - MARKET		250, 000	
TOTAL MARKET VALUE		442, 704	
SOH/AGL Deduction		6, 665	
ASSESSED VALUE		436, 039	
TOTAL EXEMPTION VALUE		13	354, 433
BASE TAXABLE VALUE		81, 606	
TOTAL JUST VALUE		442, 704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416, 215	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111684	XFOB	900	09/23/2011
20090344	REPAIR/RRF	2,300	03/18/2009
20081054	H/AC	3,000	06/23/2008
20070222	ELEC OTHER	0	02/07/2007
20021196	H/AC	1,000	07/12/2002
19984427	XFOB	1,000	10/20/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1485/0835	3/15/2007	WD	U	I	06	100	
GRANTOR: CONGER WILLIAM A							
GRANTEE: CONGER W A & KATHY							
0842/0347	7/23/1998	WD	U	I	12	125,000	
GRANTOR: COOK MICHAEL H							
GRANTEE: CONGER WILLIAM A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W16S8 APT=[YR=1993] W18 S26 E30 N3 HXU=[YR=1998] E4N13W4S13\$ N23 W12\$ E12S10E4N18\$ PTR= E15N4 HXY=[YR=1998] S12 HXB=[YR=1993] S26E30 SXR=[YR=1998] S4E4N19 HXY=[YR=2011] E2N23 W18S8 HXP=[YR=1993] S4E12S11 E4N15 W16\$ E16S15\$ W4S15\$ N26W30\$ E18N12W18\$ S4W15\$.											