LOT 163
IN OR 1773/1527
GA FDNA BEACH 2 UNR

RIVERA EUGENIA
827 OCEAN AV
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-134B-0163-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

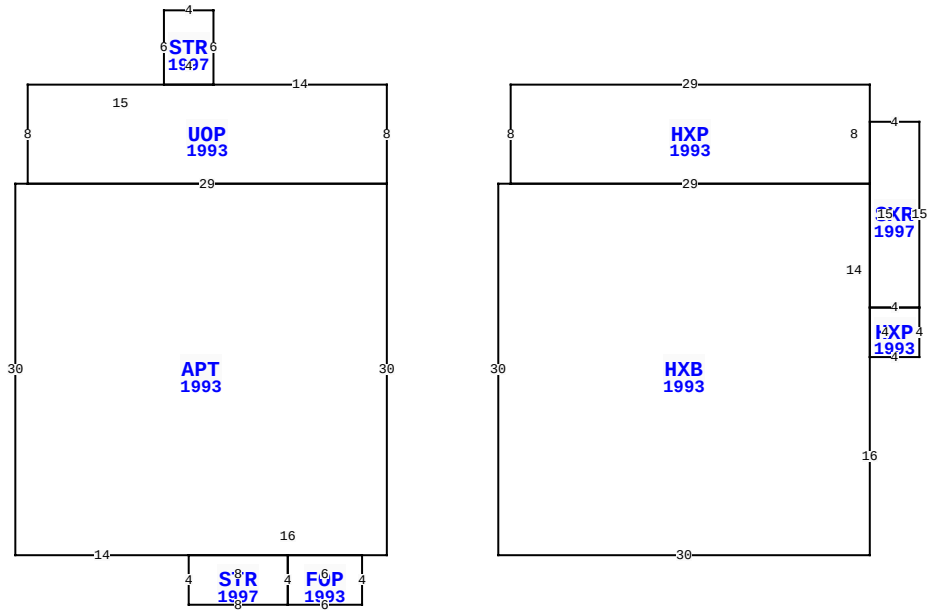
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1041.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| APT | 900 | 100 | 900 | 98,341 |
| FOP | 24 | 30 | 7 | 765 |
| HXB | 900 | 100 | 900 | 98,341 |
| HXP | 16 | 30 | 5 | 547 |
| HXP | 232 | 30 | 70 | 7,649 |
| STR | 24 | 10 | 2 | 218 |
| STR | 32 | 10 | 3 | 328 |
| SXR | 60 | 10 | 6 | 655 |
| UOP | 232 | 20 | 46 | 5,026 |
| TOTALS | 2,420 | | 1,939 | 211,869 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,939 | 107.8000 | 128.55 | 249,258 | 1930 | 1990 | 0 | 0 | 0 | 15.00 | 85.00 |

1 DUPLEX – 0% - 0 Heated Area: 1800 HX Base Yr




830 N FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 211,869 |
| TOTAL MARKET OB/XF VALUE | 248 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 462,117 |
| SOH/AGL Deduction | 52,688 |
| ASSESSED VALUE | 409,429 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 409,429 |
| TOTAL JUST VALUE | 462,117 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 424,362 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042463 | CHNGE SRVC | 1,000 | 01/05/2005 |
| 20042364 | REPAIR/RRF | 3,000 | 12/15/2004 |
| 2003148 | CHNGE SRVC | 0 | 06/06/2000 |
| 972139 | REMODEL | 0 | 10/08/1997 |
| 6713 | REPAIR/RRF | 7,400 | 08/26/1991 |
| 5185 | REPAIR/RRF | 770 | 01/23/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1773/1527 | 1/05/2012 | WD | U | I | 11 | 200,000 |
| GRANTOR: BRANCH BANKING & TRUS | | | | | | |
| GRANTEE: RIVERA EUGENIA | | | | | | |
| 1757/0680 | 9/14/2011 | WD | U | I | 12 | 235,000 |
| GRANTOR: LEMMOND RONNIE G & DO | | | | | | |
| GRANTEE: BRANCH BANKING & TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W14STR=[YR=1997] N6W4S6E4$ W15 S8
APT=[YR=1993] W1 S30 E14 STR=[YR=1997] S4E8 FOP=[YR=1993]
E6 N4 W6 S4$ N4W8$ E16 N30 W29 $ E29 N8 $ PTR= E10
HXP=[YR=1993] S8 HXB=[YR=1993] W1S30E30 N16 HXP=[YR=1993]
E4N4 SXR=[YR=1997] N15W4S15E4$ W4S4$ N14 W29$ E29N8W29$ W10$.

## 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 | 0 | 0 | 134.00 | SF | 6.50 | 6.50 | 100 | 1930 | 1930 | 3 | 20 | 174 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 8 | 4 | 32.00 | SF | 10.50 | 10.50 | 100 | 2003 | 2003 | 3 | 22 | 74 | |

## LAND DESCRIPTION

TOTAL OB/XF 248

| 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 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 250,000 | | | | | | | |

REVIEW DATE 08/15/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS