LOT 170
IN OR 1689/894
GA FDNA BEACH 2 UNR

LAY LIVING TRUST/LAY LINDA J TRUSTEE
928 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0170-0000

BUILDING CHARACTERISTICS

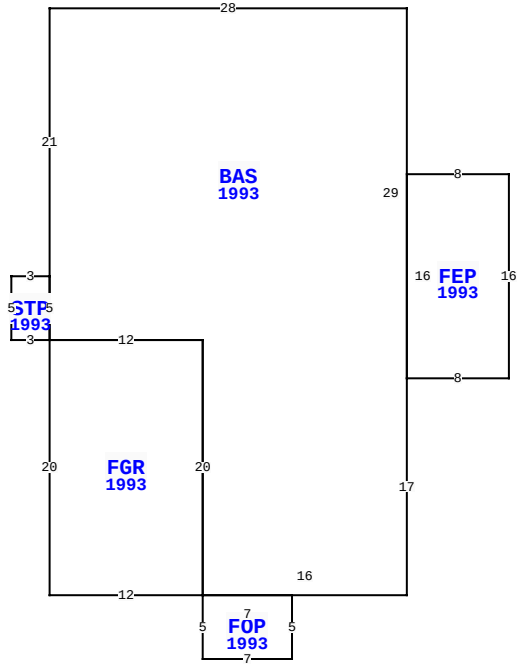
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	04	REIN CONC 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	1,048	100	1,048	120,674
FEP	128	80	102	11,745
FGR	240	55	132	15,200
FOP	35	30	10	1,152
STP	15	10	2	230
TOTALS	1,466		1,294	149,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,294	115.4400	137.08	177,382	1983	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2004 Heated Area: 1048 HX Base Yr 2004



928 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		149,001
TOTAL MARKET OB/XF VALUE		3,913
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		402,914
SOH/AGL Deduction		208,792
ASSESSED VALUE		194,122
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		134,122
TOTAL JUST VALUE		402,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121091	H/AC	5,000	06/12/2012
20100344	CHANGE OUT METER	400	02/23/2010
20020569	RE-ROOF	3,000	04/04/2002
20012372	PORCH & DECK	3,000	10/29/2001
2001925	REPLACE FENCE	1,300	01/11/2000
2627	FENCE	600	01/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0894	6/01/2010	WD	U	I	30	100
GRANTOR: LAY JAMES BARDEN & LI						
GRANTEE: LAY JAMES B & LINDA						
0526/0944	9/18/1987	QC	U	I		35,000
GRANTOR: LAY DANIEL CLYDE						
GRANTEE: LAY JAMES B & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S21 STP=[YR=1993] W3 S5 E3 FGR=[YR=1993] S20 E12 FOP=[YR=1993] S5 E7 N5 W7 $ N20 W12 $ N5 $ S5 E12 S20 E16 N17 FEP=[YR=1993] E8 N16 W8 S16 $ N29 $.

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	100	48	11	528.00	SF	6.50	6.50	100	1983	1983	3	44	1,510	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0819	CONC 12"	0	100	4	4	16.00	SF	19.00	19.00	100	1983	1983	3	44	134	
4	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	1983	1983	3	44	63	
5	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	2003	2003	3	22	246	

LAND DESCRIPTION

TOTAL OB/XF 3,913

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	100	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