

LOT 182
IN OR 2498/1582
ESMT OR 1386/861

MCGOOGAN BRUCE & JENNIFER
829 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0182-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																																							
Exterior Wall	10	ABOVE AVG 100	0500	12	2,399	216.9720	309.19	741,747	2015	2015	0	0	0	3.00	97.00	VALUATION SUMMARY																																						
Roof Structur	03	GABLE/HIP 100	2 SFR CUST - 100% - 2022													Heated Area: 1803													HX Base Yr 2022																									
Roof Cover	03	COMP SHNGL 100														VALUATION BY													STANDARD																									
Interior Wall	05	DRYWALL 100														Tax Group: 2													Tax Dist:																									
Interior Floop	08	SHT VINYL 100														BUILDING MARKET VALUE													719,495																									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE													7,932																									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET													250,000																									
Bedrooms	3	100														TOTAL MARKET VALUE													977,427																									
Bathrooms	2	100														SOH/AGL Deduction													74,079																									
Frame	02	WOOD FRAME 100														ASSESSED VALUE													903,348																									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE													HX HB 50,000																									
Units	0	100														BASE TAXABLE VALUE													853,348																									
Quality			06	Quality Level 06													TOTAL JUST VALUE													977,427																								
DOR CODE			0100	SINGLE FAMILY													NCON VALUE													0																								
MAP NUM																INCOME VALUE																																						
NEIGHBORHOOD/LOC			1041.00														PREVIOUS YEAR MKT VALUE													877,037																								
AREA TYPE			TOTAL GROSS AREA													PCT OF BASE													TOT ADJ AREA													SUBAREA MARKET VALUE												
BAS			1,526													100													1,526													457,669												
FOP			98													30													29													8,698												
FOP			126													30													38													11,397												
SFB			346													80													277													83,077												
STR			48													10													5													1,500												
STR			48													10													5													1,500												
UGR			817													45													368													110,369												
UST			335													45													151													45,287												
TOTALS			3,344													2,399													719,495																									
EXTRA FEATURES			829 N FLETCHER AVE, FERNANDINA BEACH													BLD DATE													LGL DATE																									
																XF DATE													LAND DATE																									
																INC DATE													AG DATE																									
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	0855	CONC PAVER	0	100	0	0	899.00	SF	7.00	7.00	100	2017	2017	3	97	6,104																																						
2	0810	CONCRETE A	0	100	0	0	290.00	SF	6.50	6.50	100	2017	2017	3	97	1,828																																						
LAND DESCRIPTION																		TOTAL OB/XF 7,932																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/10/2018 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																																																						