LOT 186
IN OR 2084/1912
GA FDNA BEACH 2 UNR

MCAVOY MICHAEL C & JANE ELIZABETH
737 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0186-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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

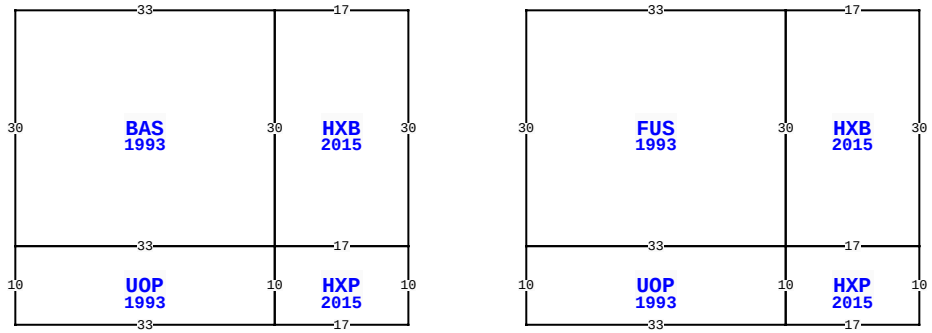
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	990	98,941
FUS	990	100	990	98,941
HXB	510	100	510	50,969
HXB	510	100	510	50,969
HXP	170	30	51	5,097
HXP	170	30	51	5,097
UOP	330	20	66	6,596
UOP	330	20	66	6,596
TOTALS	4,000		3,234	323,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	3,234	104.8800	121.14	391,767	1976	1985	0	0	0	17.50	82.50

1 TRI PLEX - 100% - 2016 Heated Area: 3000 HX Base Yr 2016



737 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		323,208
TOTAL MARKET OB/XF VALUE		14,900
TOTAL LAND VALUE - MARKET		318,750
TOTAL MARKET VALUE		656,858
SOH/AGL Deduction		281,889
ASSESSED VALUE		374,969
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		324,969
TOTAL JUST VALUE		656,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060949	REROOF W/30YR SHN	2,400	05/02/2006
20040853	EXTERIOR DOORS	2,000	05/06/2004
5851B	20X8 STG BLDG	1,500	03/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1912	10/04/2016	QC	U	I	11	100
GRANTOR: MCAVOY MICHAEL C						
GRANTEE: MCAVOY MICHAEL C &						
2078/1040	10/04/2016	QC	U	I	11	152,700
GRANTOR: MCAVOY MICHAEL C						
GRANTEE: MCAVOY MICHAEL C &						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2015] W17 BAS=[YR=1993] W33 S30 UOP=[YR=1993] S10 E33 N10 W33 $ E33 N30 $ S30 HXP=[YR=2015] S10 E17 N10 W17$ E17 N30$ PTR= E15 FUS=[YR=1993] E33 HXB=[YR=2015] E17 S30 HXP=[YR=2015] S10 W17 N10 E17$ W17 N30$ S30 UOP=[YR=1993] S10 W33 N10 E33 $ W33 N30 $ W15 $.

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	0	0	188.00	SF	6.50	6.50	100	1993	1993	3	68	831	
2	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	
3	0810	CONCRETE A	0	100	0	0	1,675.00	SF	6.50	6.50	100	1993	1993	3	68	7,404	
4	0810	CONCRETE A	0	100	21	27	567.00	SF	6.50	6.50	100	1993	1993	3	68	2,506	
5	0810	CONCRETE A	0	100	12	52	624.00	SF	6.50	6.50	100	1996	1996	3	73	2,961	
6	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1990	1990	3	62	121	
7	1241	WD DECK G	0	100	17	3	51.00	UT	11.50	11.50	100	1980	1980	3	20	117	

LAND DESCRIPTION

TOTAL OB/XF 14,900

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	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,000.00	4,250.00	318,750							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 08/02/2023 BY SYS