

LOT 190
IN OR 2498/1671
GA FDNA BEACH #2 UNR

GREENWALD LORRAINE
729 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0190-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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 01
NEIGHBORHOOD/LOC		1041.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,727	121.4000	144.77	250,018	1951	1995	0	0	0	13.25	86.75	
1 DUPLEX - 0% - 0 Heated Area: 1620 HX Base Yr													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	810	100	810	101,727
BAS	810	100	810	101,727
PTO	104	5	5	628
UOP	256	20	51	6,405
UOP	256	20	51	6,405
TOTALS	2,236		1,727	216,891

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	1243	WD DECK F	0	0	6	8	
3	1243	WD DECK F	0	0	8	7	
4	1241	WD DECK G	0	0	17	4	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D				
1	000800	C	MULTI-FAM	0	0006				
REVIEW DATE		10/28/2018		BY	DJX				

729 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE												216,891	
TOTAL MARKET OB/XF VALUE												445	
TOTAL LAND VALUE - MARKET												250,000	
TOTAL MARKET VALUE												467,336	
SOH/AGL Deduction												0	
ASSESSED VALUE												467,336	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												467,336	
TOTAL JUST VALUE												467,336	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												429,361	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060934	REMODEL	2,000	05/01/2006
20060787	REPAIR/RRF	3,500	04/17/2006
20060746	REPAIR/RRF	2,493	04/13/2006
19984164	ADDITION	8,000	08/14/1998
7353	REPAIR/RRF	400	10/05/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/1671	9/22/2021	WD	Q	I	01	595,000	
GRANTOR: HUGHES SUSAN E F/K/A							
GRANTEE: GREENWALD LORRAINE							
1269/1563	10/29/2004	QC	U	I	01	100	
GRANTOR: HANCOCK STEPHEN E							
GRANTEE: HANCOCK SUSAN E							

BUILDING NOTES													

BUILDING DIMENSIONS													
APT=[YR=1993] W30 S27 PTO=[YR=1993] S8 E13 UOP=[YR=1993] E23 N20 W6 S12 W17 S8 \$ N8 W13 \$ E30 N27 \$ PTR= E15 BAS=[YR=1993] E30 S15 UOP=[YR=1993] E6 S20 W23 N8 E17 N12 \$ S12 W30 N27 \$ W15 \$.													