

**BEACHSIDE 727 LLC**  
1441 N FLETCHER AVE #U&D  
FERNANDINA BEACH, FL 32034

**00-00-31-134B-0191-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall15

CONC BLOCK 50

Exterior Wall23

REINF CONC 50

RooF Structur03

GABLE/HIP 100

RooF Cover03

COMP SHNGL 100

Interior Wall04

PLYWOOD 50

Interior Wall05

DRYWALL 50

Interior Floo14

CARPET 80

Interior Floo08

SHT VINYL 20

Air Condition03

CENTRAL 100

Heating Type04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

03 MASONRY 100

Stories

2. 100

Units

0 100

BUD8 Adjustme02

DIST FB 100

Occupancy00

NONE 100

Quality03

Quality Level 03

DOR CODE0800

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

840

100

840

81,482

HXB

840

100

840

81,482

HXP

84

30

25

2,425

HXP

168

30

50

4,850

HXU

84

55

46

4,462

UOP

84

20

17

1,649

UOP

168

20

34

3,298

UST

84

45

38

3,686

TOTALS

2,352

1,890

183,334

EXTRA FEATURES

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 0810 CONCRETE A 0 0 12 4 48.00 SF 6.50 6.50 100 1983 1983 3 44 137

2 0810 CONCRETE A 0 0 16 4 64.00 SF 6.50 6.50 100 1983 1983 3 44 183

3 1241 WD DECK G 0 0 14 4 56.00 UT 11.50 11.50 100 1985 1985 3 20 129

4 1241 WD DECK G 0 0 14 4 56.00 UT 11.50 11.50 100 1985 1985 3 20 129

5 1242 WD DECK A 0 0 10 10 100.00 SF 10.00 10.00 100 2000 2000 3 20 200

6 1241 WD DECK G 0 0 8 8 64.00 UT 17.25 17.25 100 2004 2004 3 40 442

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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 06/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SJS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

2700 01 1,890 106.3300 126.80 239,652 1956 1975 0 0 23.50 76.50

Heated Area: 1680 HX Base Yr

UOP 1993 UST 1993

HXP 1993 HXU 1993

HXB 1993 HXP 1993

BLD DATE XF DATE INC DATE

YEAR ON YEAR ACTUAL Q % COND

LGL DATE LAND DATE AG DATE

727 N FLETCHER AV, FERNANDINA BEACH

OB/XF MKT VALUE

NOTES

TOTAL OB/XF 1,220

1,220

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 183,334

TOTAL MARKET OB/XF VALUE 1,220

TOTAL LAND VALUE - MARKET 250,000

TOTAL MARKET VALUE 434,554

SOH/AGL Deduction 0

ASSESSED VALUE 434,554

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 434,554

TOTAL JUST VALUE 434,554

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 402,512

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2426/1347 1/21/2021 WD U I 11 100

GRANTOR: EVANS JOHN RUSSELL SR

GRANTEE: BEACHSIDE 727 LLC

2387/1156 8/25/2020 WD Q I 01 361,000

GRANTOR: RINTOUL JAMES N

GRANTEE: EVANS JOHN RUSSELL

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W14 UOP=[YR=1993] W14 S6 APT=[YR=1993] S30

UOP=[YR=1993] S6 E28 N6 W28 \$ E28 N30 W28 \$ E14 N6 \$ S6 E14

N6 \$ PTR= E15 HXP=[YR=1993] E14 HXU=[YR=1993] E14 S6

HXB=[YR=1993] S30 HXP=[YR=1993] S6 W28 N6 E28 \$ W28 N30 E28

\$ W14 N6 \$ S6 W14 N6 \$ W15 \$ .