LOT 194(EX PT IN OR 1482/1393)
IN OR 2457-1093 GA FDNA BEACH
#2 UNR

BRENDEL JANET E & JOHN S
657 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

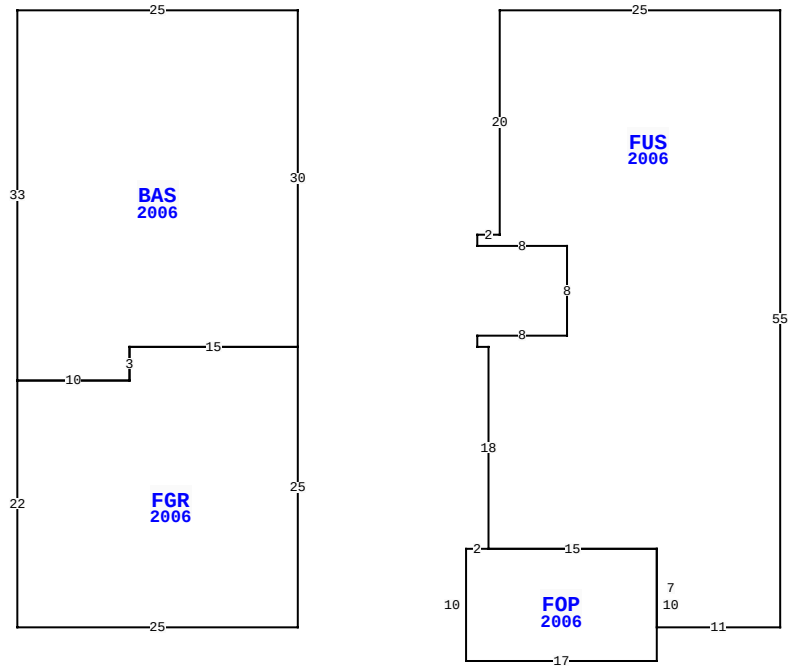
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	780	100	780	82,567
FGR	595	55	327	34,615
FOP	170	30	51	5,399
FUS	1,251	100	1,251	132,425
TOTALS	2,796		2,409	255,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,409	121.1133	115.06	277,180	2006	2006	0	0	0	8.00	92.00

1 TOWNHOUSE - 100% - 2022 Heated Area: 2031 HX Base Yr 2022



657 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,006
TOTAL MARKET OB/XF VALUE		8,917
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		476,423
SOH/AGL Deduction		0
ASSESSED VALUE		476,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,423
TOTAL JUST VALUE		476,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061449	LATTICE FENCE	950	06/26/2006
20061280	IRRIGATION SYSTEM	500	06/07/2006
20061281	OTHER	500	06/07/2006
20060393	GAS	495	02/23/2006
20060394	GAS	495	02/23/2006
20060234	ELEC OTHER	4,500	01/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/1093	4/29/2021	WD	Q	I	01	649,000
GRANTOR: GRAHAM JOANNA ELIZABE						
GRANTEE: BRENDEL JANET E & J						
1895/0181	12/20/2013	WD	Q	I	02	314,000
GRANTOR: ROYLE LLC						
GRANTEE: GRAHAM JOANNA ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N25 BAS=[YR=2006] N30 W25 S33 E10 N3 E15$W15 S3 W10 S22 E25$ PTR=E15S3 FOP=[YR=2006] N10 E2 FUS=[YR=2006] N18 W1N1E8 N8 W8 N1 E2 N20 E25 S55 W11 N7 W15$E15 S10 W17$ N3W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	45	19	855.00	SF	6.50	6.50	100	2006	2006	3	88	4,891	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2006	2006	3	88	841	

LAND DESCRIPTION

TOTAL OB/XF 8,917

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	34.00	100.00	34.00	FF		1.00	1.00	1.25	5,000.00	6,250.00	212,500							

REVIEW DATE 10/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 08/02/2023 BY SYS