

LOT 197
IN OR 2365/47
GA FDNA BEACH #2 UNR

HENRICI PHILIP R L/E/
637 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0197-0000



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	VALUATION SUMMARY														
Exterior Wall	12	CEDAR 70	0900	01	2,783	121.6656	144.48	402,088	1999	2000	0	0	0	11.00	89.00	STANDARD													
Exterior Wall	23	REINF CONC 30	1 SNGL FAM - 100% - 2004													Heated Area: 2224													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2004													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 50																											
Interior Floor	15	HARDTILE 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2.5 100																											
Frame	07	SPECIAL 100																											
Stories	2.5	2.5 100																											
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	1,378	100	1,378	177,193																									
FGR	702	55	386	49,634																									
FOP	576	30	173	22,246																									
FUS	411	100	411	52,849																									
SFB	544	80	435	55,936																									
TOTALS			3,611		2,783	357,858																							
EXTRA FEATURES																	637 N FLETCHER AVE, FERNANDINA BEACH												
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	100	0	0	495.00	SF	6.50	6.50	100	1999	1999	3	79	2,542													
2	0810	CONCRETE A	0	100	20	11	220.00	SF	6.50	6.50	100	1999	1999	3	79	1,130													
LAND DESCRIPTION																	TOTAL OB/XF 3,672												
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	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 10/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0047	5/14/2020	WD	U	I	11	100

GRANTOR: HENRICI PHILIP R

GRANTEE: HENRICI JONATHAN P

0740/0436	9/27/1995	WD	Q	V		25,000
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GRANTOR: COURSON AUSTIN

GRANTEE: HENRICI PHILIP R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 N1 W10 S1 W14 S17 FOP=[YR=1999] S37 E36 N10 W28 N27 W8 \$ E8 S27 E28 N44 \$ PTR= E15 FUS=[YR=1999] E5 N1 E6 S1 E4 S27 W15 N27 \$ W15 \$ PTR= W50 SFB=[YR=1999] W34 S16 E7 FGR=[YR=1999] S26 E27 N26 W27 \$ E27 N16 \$ E50 \$.