LOT 199
GA FDNA BEACH 2 UNR

CHINSKI KELLI L & MATTHEW B
627 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0199-0000

BUILDING CHARACTERISTICS

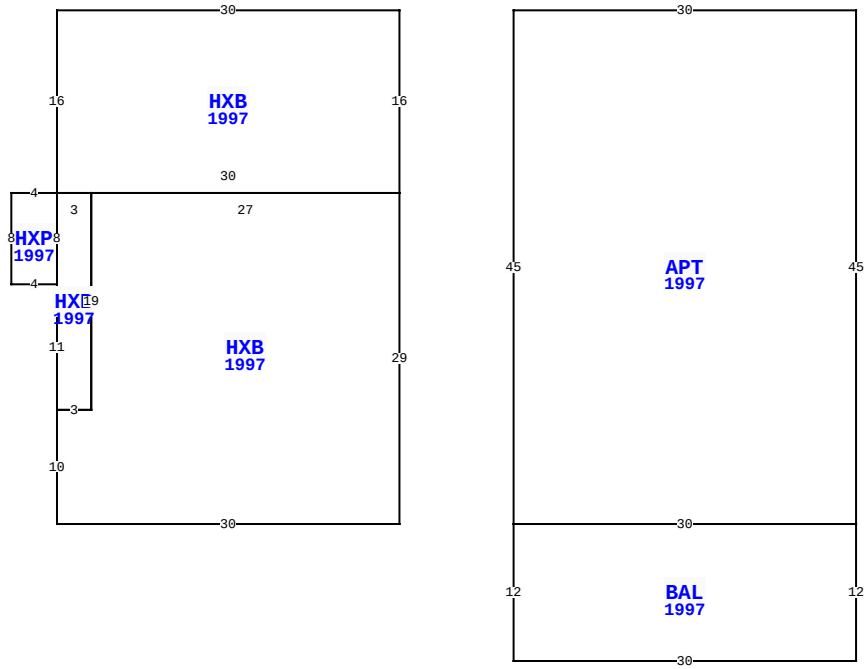
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
APT	1,350	100	1,350	178,403
BAL	360	15	54	7,136
HXB	57	100	57	7,532
HXB	480	100	480	63,432
HXB	813	100	813	107,438
HXP	32	30	10	1,322
TOTALS	3,092		2,764	365,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	2,764	123.3600	142.48	393,815	1997	2007	0	0	0	7.25	92.75

1 TRI PLEX – 49.2% - 2020 Heated Area: 2700 HX Base Yr 2020



627 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,263
TOTAL MARKET OB/XF VALUE		7,004
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		622,267
SOH/AGL Deduction		171,704
ASSESSED VALUE		450,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		400,563
TOTAL JUST VALUE		622,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051772	REMODEL	2,000	05/11/2005
20051335	DEMOLITION	1,000	03/01/2005
20011890	REMODEL	1,700	01/06/2000
19983677	XFOB	2,000	05/05/1998
2010146B	NEW CONSTR	101,308	11/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1911	5/24/2019	WD	Q	I	01	490,000
GRANTOR: GOODWIN DEBRA M						
GRANTEE: CHINSKI KELLI L & M						
1569/1428	6/04/2008	WD	Q	I		425,000
GRANTOR: GADD JOHN D						
GRANTEE: GOODWIN DEBRA M						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1997] W30 S16 HXP=[YR=1997] W4 S8 E4 HXB=[YR=1997] S11 HXB=[YR=1997] S10 E30N29W27S19W3$ E3N19W3S8$ N8 $ E30N16$ PTR= E10 APT=[YR=1997] S45 BAL=[YR=1997] S12E30N12W30$ E30 N45W30$ W10$.

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	56	4	224.00	SF	6.50	6.50	100	1997	1997	3	75	1,092	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
3	0835	QUARY TILE	0	100	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	87	3,132	
5	1242	WD DECK A	0	100	19	22	418.00	SF	10.00	10.00	100	2002	2002	3	21	878	
6	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2002	2002	3	21	202	

LAND DESCRIPTION

TOTAL OB/XF 7,004

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	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