LOT 200
IN OR 1630/1537
GA FDNA BEACH #2 UNR

FRIDAY JAMES B & JOANN
P O BOX 16508
FERNANDINA BEACH, FL 32035

2023

00-00-31-134B-0200-0000

BUILDING CHARACTERISTICS

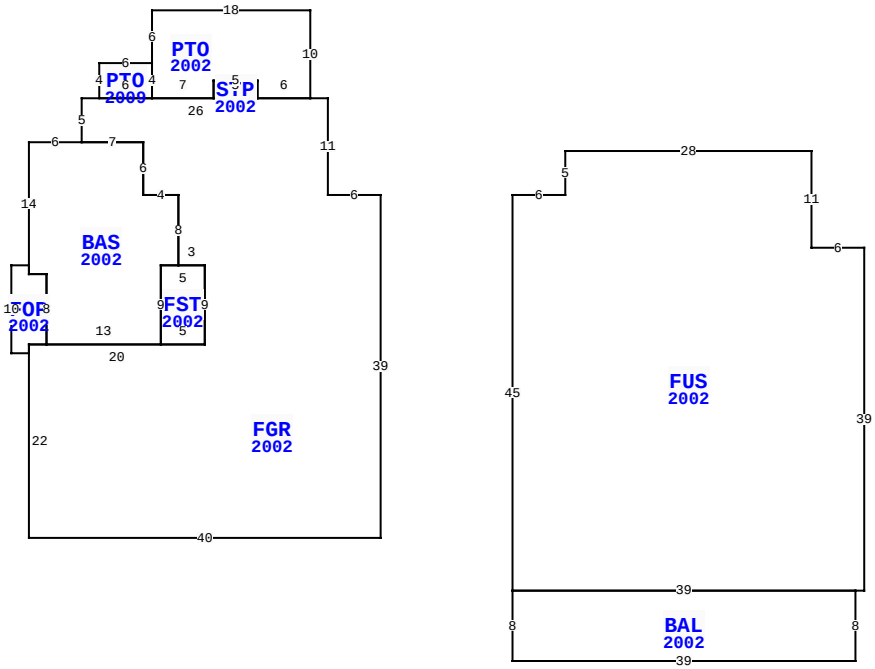
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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
BAL	312	15	47	5,721
BAS	333	100	333	40,534
FGR	1,510	55	830	101,032
FOP	36	30	11	1,339
FST	45	55	25	3,043
FUS	1,904	100	1,904	231,764
PTO	170	5	8	974
PTO	24	5	1	122
STP	10	10	1	122
TOTALS	4,344		3,160	384,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,160	113.8914	135.25	427,390	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2015 Heated Area: 2237 HX Base Yr 2015



625 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		384,651
TOTAL MARKET OB/XF VALUE		8,647
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		643,298
SOH/AGL Deduction		261,223
ASSESSED VALUE		382,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,075
TOTAL JUST VALUE		643,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110584	SOLAR PANELS CONN	200	04/19/2011
20110413	SOLAR PANELS	20,000	03/17/2011
20091201	REPAIRS	4,600	09/09/2009
20091202	OTHER	300	09/09/2009
20011999	NEW CONSTR	6,000	09/07/2001
20011389	NEW CONSTR	155,000	06/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1630/1537	7/15/2009	WD	Q	I	01	475,000
GRANTOR: HOWARD MILDRED J						
GRANTEE: FRIDAY JAMES B & JO						
1442/0190	9/05/2006	PR	U	I	01	100
GRANTOR: HOWARD MILDRED J P/R						
GRANTEE: HOWARD MILDRED J						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W6 N11 W2 PTO=[YR=2002] N10 W18 S6 PTO=[YR=2009] W6S4E6N4$S4 E7 STP=[YR=2002] E5 N2 W5 S2 $ N2 E5 S2 E6 $ W26 S5 BAS=[YR=2002] W6 S14 FOP=[YR=2002] W2 S10 E2 N1 E2 N8 W2 N1 $ S1 E2 S8 E13 FST=[YR=2002] E5 N9 W5 S9 $ N9 E2 N8 W4 N6 W7 $ E7 S6 E4 S8 E3 S9 W20 S22 E40 N39 $ PTR= E15 FUS=[YR=2002] E6 N5 E28 S11 E6 S39 W1 BAL=[YR=2002] S8W39N8E39$W39 N45 $ W15 $.

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	0	0	90.00	SF	6.50	6.50	100	2002	2002	3	83	486	
2	0810	CONCRETE A	0	100	30	40	1,200.00	SF	6.50	6.50	100	2002	2002	3	83	6,474	
3	0801	ASPHALT A	0	100	16	45	720.00	SF	3.00	3.00	100	2002	2002	3	52	1,123	
4	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2002	2002	3	83	65	
5	0476	VF 6 SBPL	0	100	0	0	10.00	LF	64.00	64.00	100	2009	2009	3	78	499	

LAND DESCRIPTION

TOTAL OB/XF 8,647

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	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