

LOT 209
IN OR 2000/926
GA FDNA BEACH 2 UNR

LADD KAREN A
523 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0209-0000



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	07	ASB SHNGLE 100	0900	01	1,119	99.6400	118.32	132,400	1938	1985	0	0	0	26.00	74.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 792										HX Base Yr									
Roof Cover	03	COMP SHNGL 100	24 8 FEP 1993 24 33 BAS 1993 24 9 FEP 1993 24 9																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	12	HARDWOOD 100																																	
Air Condition	02	WINDOW 100																																	
Heating Type	02	CONVECTION 100																																	
Bedrooms	2	100																																	
Bathrooms	1	100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
BUD8 Adjustme	02	DIST FB 100																																	
Occupancy	00	NONE 100																																	
Quality			03	Quality Level 03																															
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	792	100	792	69,345																															
FEP	192	80	154	13,484																															
FEP	216	80	173	15,147																															
TOTALS			1,200	1,119	97,976																														
EXTRA FEATURES			523 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	0510	GARAGE WD-	0 100	26	22	572.00	SF	35.00	35.00	100	1970	1970	3	20	4,004																				
2	0819	CONC 12"	0 100	8	4	32.00	SF	9.50	9.50	100	1938	1938	3	20	61																				
LAND DESCRIPTION																	TOTAL OB/XF 4,065																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,000.00	4,250.00	318,750																		
REVIEW DATE 10/11/2018 BY DJA Total Acres: 0.00 Total Land Value: 318,750 Market: 0 Agricultural: 0 Common: 318,750 PRINTED 08/02/2023 BY SYS																																			

VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				97,976			
TOTAL MARKET OB/XF VALUE				4,065			
TOTAL LAND VALUE - MARKET				318,750			
TOTAL MARKET VALUE				420,791			
SOH/AGL Deduction				343,154			
ASSESSED VALUE				77,637			
TOTAL EXEMPTION VALUE				HX HB WX 55,000			
BASE TAXABLE VALUE				22,637			
TOTAL JUST VALUE				420,791			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				406,149			
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2000/0926	9/02/2015	FJ U	I	11		100	
GRANTOR: CARPENTER ROBERT A ES							
GRANTEE: LADD KAREN A							
0665/1539	8/28/1992	WD U	I	06		25,000	
GRANTOR: WRIGHT SUSAN C							
GRANTEE: CARPENTER ROBERT A							
BUILDING NOTES							
BUILDING DIMENSIONS							
FEP=[YR=1993] W24 S8 BAS=[YR=1993] S33 FEP=[YR=1993] S9 E24 N9 W24 \$ E24 N33 W24 \$ E24 N8 \$.							