LOT 221
IN OR 2583/1823
GA FDNA BEACH 2 UNR

AVEILLE MICHAEL & TAMMY JO STEPHENS
341 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-134B-0221-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

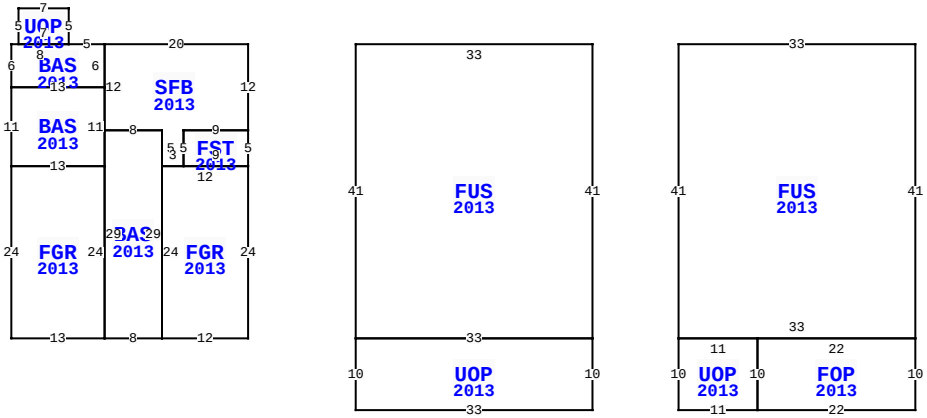
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	78	100	78	14,507
BAS	143	100	143	26,595
BAS	232	100	232	43,147
FGR	288	55	158	29,385
FGR	312	55	172	31,988
FOP	220	30	66	12,275
FST	45	55	25	4,650
FUS	1,353	100	1,353	251,630
FUS	1,353	100	1,353	251,630
SFB	255	80	204	37,939
TOTALS	4,754		3,879	721,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,879	132.7023	189.10	733,519	2013	2018	0	0	0	1.65	98.35

1 SFR CUST – 100% - 2023 Heated Area: 3363 HX Base Yr



** This building has 13 Sub-Areas

341 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		721,416
TOTAL MARKET OB/XF VALUE		16,927
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		988,343
SOH/AGL Deduction		0
ASSESSED VALUE		988,343
TOTAL EXEMPTION VALUE	13	988,343
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		988,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121637	NEW CONSTR	315,000	08/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1823	7/27/2022	WD	Q	I	01	1,300,000
GRANTOR: TAYLOR IAN J &						
GRANTEE: AVEILLE MICHAEL & T						
1780/0321	2/22/2012	WD	U	V	11	100,000
GRANTOR: CBC NATIONAL BANK						
GRANTEE: TAYLOR IAN J & ADIN						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2013] W20 BAS=[YR=2013] W5 UOP=[YR=2013] N5 W7 S5 E7$ W8 S6 BAS=[YR=2013] S11 FGR=[YR=2013] S24 E13 BAS=[YR=2013] E8 FGR=[YR=2013] E12 N24 FST=[YR=2013] N5 W9 S5 E9$ W12 S24$ N29 W8 S29$ N24 W13$ E13 N11 W13$ E13 N6$ S12 E8 S5 E3 N5 E9 N12$ PTR= E15 FUS=[YR=2013] E33 S41 UOP=[YR=2013] S10 W33 N10 E33$ W33 N41$ W15$ PTR= E60 FUS=[YR=2013] E33 S41 FOP=[YR=2013] S10 W22 UOP=[YR=2013] W11 N10 E11 S10$ N10 E22$ W33 N41$ W60$.

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	0811	CONCRETE B	0	100	0	0	911.00	SF	5.20	5.20	100	2013	2013	3	95	4,500	
2	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	2013	2013	3	95	383	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
4	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	2013	2013	3	95	124	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2013	2013	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 16,927

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 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS