

BLOCK 7A N1/2 OF LOT 16 &
S1/2 OF LOT 17
IN OR 1914/872

KEAHEY NANCY K L/E/KEAHEY NANCY TRUST
1733 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-007A-0161



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	16 WD FR STUC 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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		1056.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	116,908
BAS	480	100	480	51,577
FOP	44	30	13	1,397
SFB	580	80	464	49,858
UGR	512	45	230	24,714
UGR	480	45	216	23,210
UOP	488	20	98	10,530
TOTALS	3,672		2,589	278,194

EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0940	SHEDS/PORT	0	100	0	0	
2	1242	WD DECK A	0	100	4	15	
3	0820	WOOD WALK	0	100	0	0	
4	0810	CONCRETE A	0	100	58	23	
5	0810	CONCRETE A	0	100	0	0	
6	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000
REVIEW DATE			10/08/2019	BY	DJA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,589	110.6880	131.44	340,298	1978	1983	0	0	0	18.25	81.75

1 SNGL FAM - 100% - 1989

Heated Area: 2032

HX Base Yr 1989

The floor plan diagram illustrates a building layout with several rooms and corridors. The rooms are labeled with blue text: SFB 1993, UGR 1994, BAS 1993, BAS 1994, and UOP 1993. Dimensions are provided for various segments of the building's perimeter and internal walls. The layout includes a central corridor (UGR 1994) connecting different sections of the building. The overall shape is irregular, with multiple rectangular and L-shaped sections.

BLD DATE	03/27/2014	KK	LGL DATE
XF DATE			LAND DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		278,194	
TOTAL MARKET OB/XF VALUE		8,219	
TOTAL LAND VALUE - MARKET		720,000	
TOTAL MARKET VALUE		1,006,413	
SOH/AGL Deduction		789,704	
ASSESSED VALUE		216,709	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		161,709	
TOTAL JUST VALUE		1,006,413	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		778,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121137	RE-ROOF	3,000	06/15/2012
20052587	REPLACE VINYL SID	5,000	08/31/2005
7419	REPAIR/RRF	1,800	11/09/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1914/0872	4/24/2014	QC	U	I	11	100	
GRANTOR: KEAHEY NANCY K							
GRANTEE: KEAHEY NANCY K TRUS							
1240/1930	6/25/2004	QC	U	I	06	100	
GRANTOR: FSK TRUST THE							
GRANTEE: KEANEY FRANK S & NA							

BUILDING NOTES	
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BUILDING DIMENSIONS	
UGR=[YR=1994] W24 SFB=[YR=1993] N7 W24 S15 FOP=[YR=1993] S11 E4 N11 W4 \$ E4 S11 UGR=[YR=1993] W4 S18 E2 S4 E20 N4 E2 N18 W20 \$ E20 N19 \$ S20 E24 N20 \$ PTR= E20 BAS=[YR=1993] E24 S7 BAS=[YR=1994] E24 S20 W20 UOP=[YR=1993] S27 W32 N25 W4 N5 E8 S20 E24 N17 E4\$ W4 N20 \$ S37 W24 N20 W2 N16 E2 N8 \$ W20 \$.	