LOT 28
IN OR 246/555 & OR 2011/686
MIRAMAR BEACH PB 2/61

JOHNSON MARY K
P O BOX 565
FERNANDINA BEACH, FL 32035-0565

2023

00-00-31-1460-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

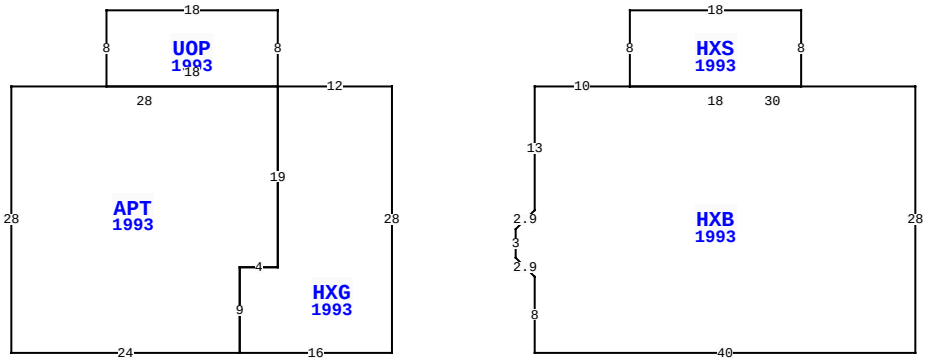
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	748	100	748	87,116
HXB	1,130	100	1,130	131,606
HXG	372	55	205	23,876
HXS	144	40	58	6,755
UOP	144	20	29	3,378
TOTALS	2,538		2,170	252,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,170	118.3840	141.17	306,339	1937	1985	0	0	0	17.50	82.50

1 DUPLEX – 64.19% - 1978 Heated Area: 1878 HX Base Yr 1978



1740 S 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		252,730
TOTAL MARKET OB/XF VALUE		8,221
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		1,160,951
SOH/AGL Deduction		847,303
ASSESSED VALUE		313,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		263,648
TOTAL JUST VALUE		1,160,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,171,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121302	REROOF W/30YR SHN	6,576	07/02/2012
20090955	H/AC	1,800	07/22/2009
7925	REMODEL	70,000	09/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2011/0686	10/22/2015	FJ	U	I	11	0
GRANTOR: JOHNSON EDITH HINES E						
GRANTEE: JOHNSON MARY KATHLE						
2010/0624	10/22/2015	FJ	U	I	11	0
GRANTOR: JOHNSON EDITH HINES E						
GRANTEE: JOHSON MARY KATHLEE						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1993] W12 UOP=[YR=1993] N8 W18 S8 E18 $ APT=[YR=1993] W28 S28 E24 N9 E4 N19 $ S19 W4 S9 E16 N28 $ PTR= E15
HXB=[YR=1993] E10 HXS=[YR=1993] N8 E18 S8 W18 $ E30 S28 W40 N8 U2 L2 N3 R2 U2 N13 $ 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	1,770.00	SF	6.50	6.50	100	1994	1994	3	70	8,054	
2	1241	WD DECK G	0	100	3	21	63.00	UT	11.50	11.50	100	1994	1994	3	23	167	

LAND DESCRIPTION

TOTAL OB/XF 8,221

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-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	12,000.00	12,000.00	900,000							

REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS