LOT 82 &
PARCELS 12 & 12-1 SEC 20-3N-29
IN OR 2517/1683

EZZELL STANLEY & IVEY
1437 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0082-0000

BUILDING CHARACTERISTICS

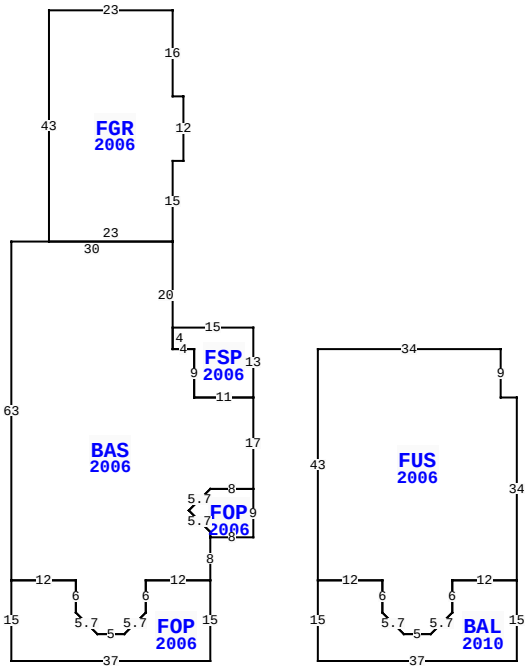
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	441	15	66	19,109
BAS	2,398	100	2,398	694,284
FGR	1,013	55	557	161,266
FOP	88	30	26	7,528
FOP	441	30	132	38,217
FSP	159	40	64	18,530
FUS	1,678	100	1,678	485,825
TOTALS	6,218		4,921	1,424,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,921	208.3866	296.95	1,461,291	2006	2016	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 4076 HX Base Yr



1437 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	1,424,759
TOTAL MARKET OB/XF VALUE	50,376
TOTAL LAND VALUE - MARKET	426,000
TOTAL MARKET VALUE	1,901,135
SOH/AGL Deduction	1,059
ASSESSED VALUE	1,900,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,900,076
TOTAL JUST VALUE	1,901,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,727,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230078	INGROUND POOL	88,520	02/10/2023
20090963	REPAIR/RRF	3,400	07/22/2009
20060381	GAS	350	02/21/2006
20060371	ELEC OTHER	7,000	02/21/2006
20060262	OTHER	151	02/02/2006
20053190	DEMOLITION	0	12/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/1683	11/19/2021	WD	Q	I	01	2,150,000
GRANTOR: WILBANKS REGINALD GAI						
GRANTEE: EZZELL STANLEY & IV						
1725/0568	2/01/2011	WD	U	I	11	100
GRANTOR: KEFFER RICHARD W III						
GRANTEE: WILBANKS REGINALD G						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N15BAS=[YR=2006] N8FOP=[YR=2006] E8 N9 W8 D4 L4 D4 R4 S1$N1 U4 L4 U4 R4 E8N17 FSP=[YR=2006] N13W15 S4E4S9E11$W11N9W4N20FGR=[YR=2006] N15E2N12W2 N16W23 S43E23$W30 S63E12S6 D4 R4 E5 U4 R4 N6E12$ W12S6 D4 L4 W5 U4 L4 N6W12S15E37 $ PTR=E20 BAL=[YR=2010] N15FUS=[YR=2006] N43E34S9E3S34W12S6 D4 L4 W5 U4 L4 N6W12$ E12S6 R4 D4 E5 U4 R4 N6E12S15W37$ W20$.

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	0	0	0	4,815.00	SF	6.50	6.50	100	2006	2006	3	88	27,542	
2	0400	CONC CURB	0	0	0	0	142.00	LF	15.00	15.00	100	2006	2006	3	91	1,938	
3	0819	CONC 12"	0	0	5	5	25.00	SF	19.00	19.00	100	2006	2006	3	88	418	
4	0819	CONC 12"	0	0	4	6	24.00	SF	9.50	9.50	100	2006	2006	3	88	201	
5	1131	REINFR 8	0	0	164	4	656.00	SF	9.45	9.45	100	2006	2006	3	97	6,013	
6	1131	REINFR 8	0	0	24	38	912.00	SF	6.30	6.30	100	2006	2006	3	97	5,573	
7	0476	VF 6 SBPL	0	0	0	0	360.00	LF	32.00	32.00	100	2006	2006	3	72	8,294	
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	1,280.00	1,280.00	100	2006	2006	3	31	397	

LAND DESCRIPTION

TOTAL OB/XF 50,376

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	0	0006	R-1	71.00	138.00	71.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	426,000							

REVIEW DATE 11/27/2018 BY DJAA Total Acres: 0.00 Total Land Value: 426,000 Market: 0 Agricultural: 0 Common: 426,000 PRINTED 08/02/2023 BY SYS