

BLOCK 6 LOT 3
IN OR 2012/1955
OCEAN CITY N PB2/38

ADAMS BERTHA/ADAMS JOHN D SR LIVING TRUST
735 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1520-0006-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

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Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1057.00

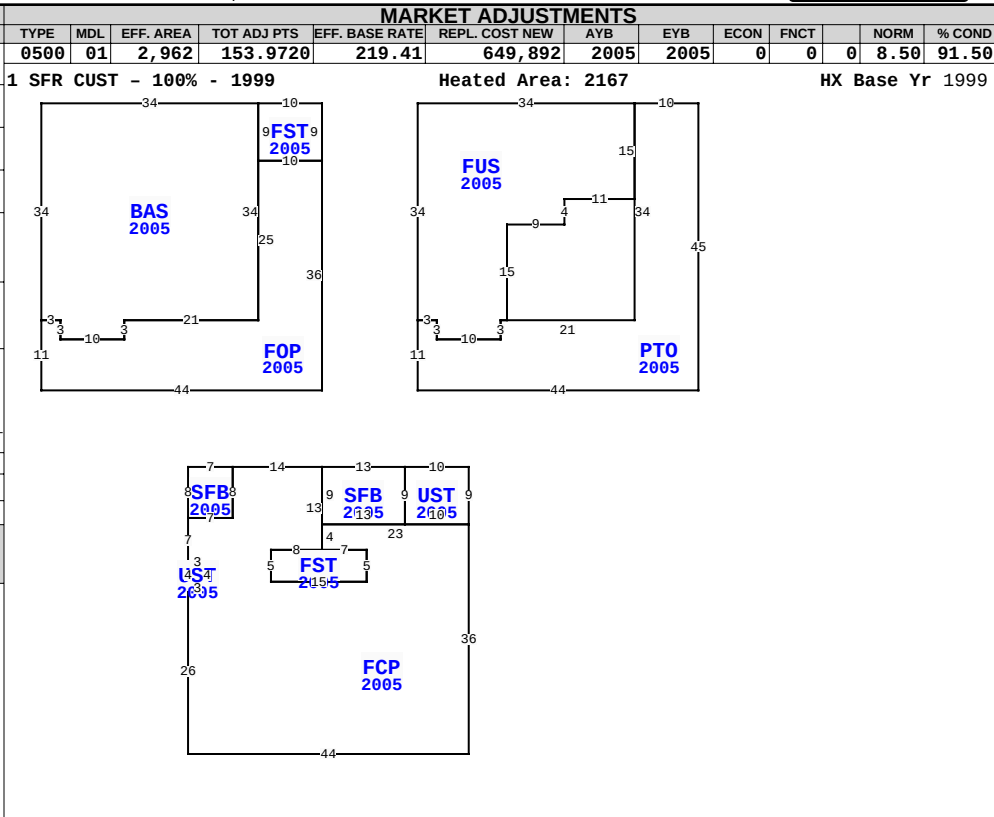
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,186	100	1,186	238,101
FCP	1,630	25	408	81,910
FOP	704	30	211	42,361
FST	75	55	41	8,231
FST	90	55	50	10,038
FUS	842	100	842	169,040
PTO	794	5	40	8,030
SFB	56	80	45	9,034
SFB	117	80	94	18,872
UST	12	45	5	1,004
TOTALS	5,596		2,962	594,651

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0		850.00	SF 6.50	100	2005	2005	3	87	4,807	
2	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	100	2005	2005	3	27	270	
3	0866	POOL FIBER	0	100	0	0		240.00	SF 144.00	100	2005	2005	3	27	9,331	
4	0855	CONC PAVER	0	100	0	0		640.00	SF 10.00	100	2005	2005	3	87	5,568	
5	0881	FOUNTAIN	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	0	
6	1242	WD DECK A	0	100	8	4		32.00	SF 10.00	100	2005	2005	3	27	86	
7	0479	VF PICKET	0	100	0	0		195.00	LF 10.00	100	2005	2005	3	69	1,346	

LAND DESCRIPTION			TOTAL OB/XF 21,408													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	75.00	95.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00

REVIEW DATE 10/28/2018 BY DJX



** This building has 11 Sub-Areas

735 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			594,651
TOTAL MARKET OB/XF VALUE			21,408
TOTAL LAND VALUE - MARKET			382,500
TOTAL MARKET VALUE			998,559
SOH/AGL Deduction			549,147
ASSESSED VALUE			449,412
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			399,412
TOTAL JUST VALUE			998,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			928,461

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052665	SWIM POOL	33,000	09/19/2005
20052120	GAS	1,000	07/01/2005
20052089	H/AC	7,000	06/28/2005
20051364	NEW CONSTR	14,000	03/07/2005
20051306	ELEC OTHER	4,000	02/22/2005
20051228	NEW CONSTR	230,000	02/11/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2518/1540	11/23/2021	QC	U	I	11
GRANTOR: ADAMS JOHN D SR TRUST					266,700
GRANTEE: JOHN D ADAMS SR LIV					
2012/1955	10/21/2015	QC	U	I	11
GRANTOR: ADAMS JOHN D TRUSTEE					
GRANTEE: JOHN D ADAMS SR LIV					

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[YR=2005] W10 BAS=[YR=2005] W34 S34 FOP=[YR=2005] S11 E44 N36 W10 S25 W21 S3 W10 N3 W3 \$ E3 S3 E10 N3 E21 N34 \$ S9 E10 N9 \$PTR= E15 FUS=[YR=2005] E34 PTO=[YR=2005] E10 S45 W44 N11 E3 S3 E10 N3 E21 N34 \$ S15 W11 S4 W9 S15 W1 S3 W10 N3 W3 N34 \$ W15 \$ PTR= S70 FST=[YR=2005] W8 S5 E15 N5 W7 \$ FCP=[YR=2005] N13 W14 SFB=[YR=2005] W7 S8 E7 N8 \$ S8 W7 S7 UST=[YR=2005] S4 E3 N4 W3 \$ E3 S4 W3 S26 E44 N36 UST=[YR=2005] N9 W10 SFB=[YR=2005] W13 S9 E13 N9 \$ S9 E10 \$ W23 S4 E7 S5 W15 N5 E8 \$ N70 \$.	