

BLOCK 6 LOT 4
IN OR 1740/428
OCEAN CITY N PB 2/38

MASTON PATRICK TRUSTEE
747 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1520-0006-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

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	720	100	720	77,968
FGR	528	55	290	31,404
FOP	180	30	54	5,848
FUS	1,248	100	1,248	135,145
UOP	406	20	81	8,771
UOP	585	20	117	12,670

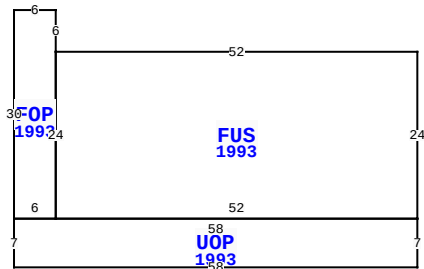
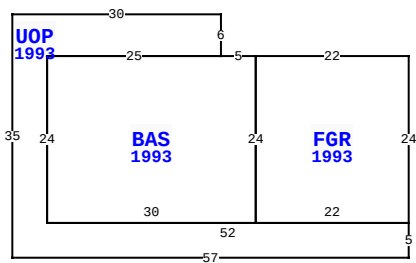
TOTALS	3,667		2,510	271,806
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0	1,399.00	SF	6.50	6.50
2	0810	CONCRETE A	0	100	0	0	969.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50
4	1243	WD DECK F	0	100	11	5	55.00	SF	8.00	8.00
5	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	75.00	95.00	75.00	FF

REVIEW DATE 10/28/2018 BY DJX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,510	111.8880	132.87	333,504	1970	1985	0	0	0 18.50	81.50
1 SNGL FAM - 100% - 2007 Heated Area: 1968 HX Base Yr 2007											



747 S FLETCHER AVE, FERNANDINA BEACH

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Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	271,806		
TOTAL MARKET OB/XF VALUE	7,937		
TOTAL LAND VALUE - MARKET	382,500		
TOTAL MARKET VALUE	662,243		
SOH/AGL Deduction	378,472		
ASSESSED VALUE	283,771		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	233,771		
TOTAL JUST VALUE	662,243		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	635,673		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20072031	REMODEL	200	10/30/2007
20071957	REMODEL	1,000	10/16/2007
20061318	REMODEL	1,000	06/12/2006
20061220	OTHER	800	05/31/2006
19991796	REPAIR/RRF	2,000	12/10/1999
4891	XFOB	3,000	06/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1740/0428	5/24/2011	QC	U	I	11	100
GRANTOR: MASTON PATRICK A & DI						
GRANTEE: MASTON PATRICK TRUS						
1503/0946	6/05/2007	QC	U	I	01	100
GRANTOR: MASTON PATRICK						
GRANTEE: MASTON PATRICK TRUS						

BUILDING NOTES										
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BUILDING DIMENSIONS
FGR=[YR=1993] W22 BAS=[YR=1993] W5 UOP=[YR=1993] N6 W30 S35
E57 N5 W52 N24 E25 \$ W25 S24 E30 N24 \$ S24 E22 N24 \$ PTR=E15
FOP=[YR=1993] E6 S6 FUS=[YR=1993] E52 S24 UOP=[YR=1993] S7
W58 N7 E58 \$ W52 N24 \$ S24 W6 N30 \$ W15 \$.

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