BLOCK 7 LOT 8
OCEAN CITY N PB 2/38

PLIML GEORGE J TRUST/PLIML GEORGE J TRUSTEE
812 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1520-0007-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

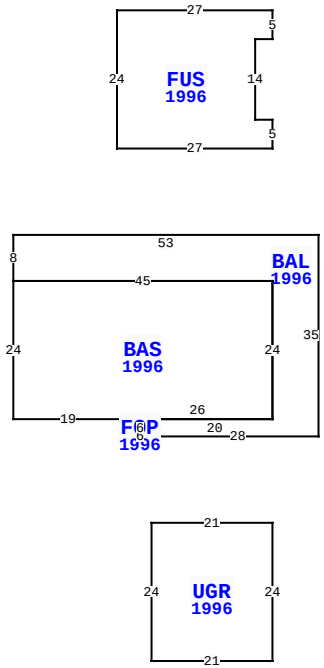
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	700	15	105	16,085
BAS	1,080	100	1,080	165,450
FOP	18	30	5	766
FUS	606	100	606	92,836
UGR	504	45	227	34,775
TOTALS	2,908		2,023	309,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,023	122.8626	175.08	354,187	1996	1996	0	0	0	12.50	87.50

1 SFR CUST – 0% - 0 Heated Area: 1686 HX Base Yr



812 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	309,914
TOTAL MARKET OB/XF VALUE	5,989
TOTAL LAND VALUE - MARKET	1,125,000
TOTAL MARKET VALUE	1,440,903
SOH/AGL Deduction	353,024
ASSESSED VALUE	1,087,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,087,879
TOTAL JUST VALUE	1,440,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,449,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131282	SIDING	7,500	06/06/2013
20110151	H/AC	3,700	02/03/2011
20100489	NEW METER CAN	350	03/24/2010
20091703	NEW WATER HEATER	700	12/15/2009
Q0032881	NEW METER CAN	1,000	04/09/2003
B969714	NEW CONSTR	127,000	08/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0256	10/14/2021	QC	U	I	11	100
GRANTOR: GEORGE J PLIML TRUST						
GRANTEE: PLIML GEORGE J TRUS						
2311/0658	9/10/2019	TD	U	I	11	100
GRANTOR: PLIML GEORGE						
GRANTEE: GEORGE J PLIML TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1996] W53 S8 BAS=[YR=1996] S24 E19 FOP=[YR=1996]
S3E6N3W6$E26 N24 W45$ E45S24W20S3E28 N35$ PTR= N15W8
FUS=[YR=1996] N5 W3 N14 E3 N5 W27 S24 E27$S15E8$ PTR=S50W8
UGR=[YR=1996] W21S24E21N24$ E8N50$.

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	1,196.00	SF	6.50	6.50	100	1996	1996	3	73	5,675	
2	0416	DUNEWALKS	0	0	31	3	93.00	SF	15.00	15.00	100	1996	1996	3	20	279	
3	1241	WD DECK G	0	0	3	3	9.00	UT	15.53	15.53	100	1996	1996	3	25	35	

LAND DESCRIPTION

TOTAL OB/XF 5,989

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	000120	C	SFR OCN FT	0	0006	R-1	75.00	92.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000							

REVIEW DATE 10/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS