BLOCK 15 LOT 4 &
5 FT STRIP WEST & ADJ TO LOT 4
IN OR 1939/1444

DUCKWORTH E M
885 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0015-0040

BUILDING CHARACTERISTICS

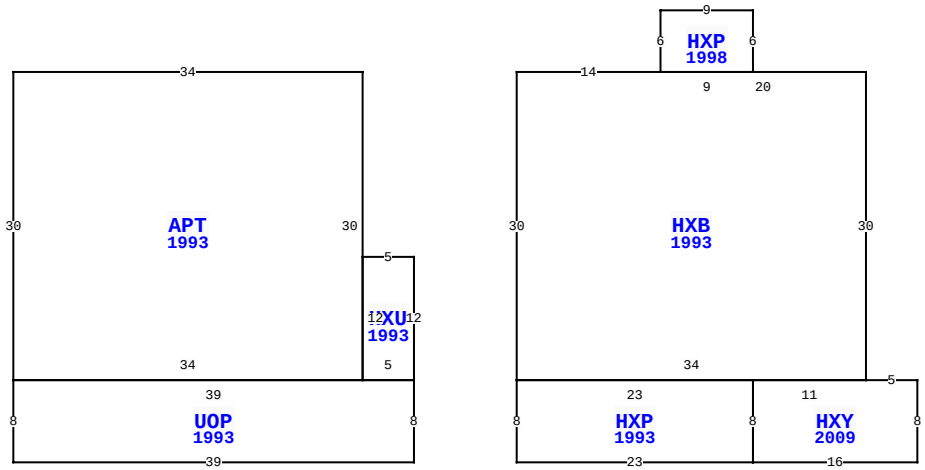
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,020	100	1,020	113,302
HXB	1,020	100	1,020	113,302
HXP	184	30	55	6,109
HXP	54	30	16	1,777
HXU	60	55	33	3,665
HXY	128	15	19	2,111
UOP	312	20	62	6,887
TOTALS	2,778		2,225	247,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,225	104.3700	124.46	276,924	1945	2000	0	0	0	10.75	89.25

1 DUPLEX – 51.37% - 1997 Heated Area: 2040 HX Base Yr 1997



885 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		247,155
TOTAL MARKET OB/XF VALUE		10,236
TOTAL LAND VALUE - MARKET		344,250
TOTAL MARKET VALUE		601,641
SOH/AGL Deduction		395,545
ASSESSED VALUE		206,096
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		106,096
TOTAL JUST VALUE		601,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071749	REPLACE DECK	5,000	09/17/2007
20071529	H/AC	9,500	08/16/2007
20071531	REMODEL	6,000	08/16/2007
20071292	REMODEL	44,000	07/12/2007
10135-B	REPAIR/RRF	1,500	11/13/1996
10131-B	REPAIR/RRF	380	11/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1939/1444	9/26/2014	QC	U	I	11	77,000
GRANTOR: DUCKWORTH E M & MARK						
GRANTEE: DUCKWORTH E M						
1633/1609	11/13/2008	QC	U	I	11	100
GRANTOR: DUCKWORTH E M						
GRANTEE: TELFORD MARK E & E						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W34 S30 UOP=[YR=1993] S8 E39 N8 HXU=[YR=1993] N12 W5 S12 E5 $ W39 $ E34 N30 $ PTR= E15 HXB=[YR=1993] E14 HXP=[YR=1998] N6 E9 S6 W9 $ E20 S30 HXY=[YR=2009] E5S8W16 HXP=[YR=1993] W23N8E23S8$N8E11$W34N30$ 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	5	7	35.00	SF	6.50	6.50	100	1960	1960	3	20	46	
3	1242	WD DECK A	0	100	3	12	36.00	SF	10.00	10.00	100	2009	2009	3	45	162	
4	1244	WD DECK EX	0	100	4	17	68.00	SF	18.50	18.50	100	2009	2009	3	60	755	
6	0858	SCULP CONC	0	100	0	0	767.00	SF	13.00	13.00	100	1998	1998	3	93	9,273	

LAND DESCRIPTION

TOTAL OB/XF 10,236

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	95.00	75.00	FF		1.00	1.00	0.77	6,000.00	4,590.00	344,250							

REVIEW DATE 10/30/2018 BY DJA Total Acres: 0.00 Total Land Value: 344,250 Market: 0 Agricultural: 0 Common: 344,250 PRINTED 08/02/2023 BY SYS