

BLOCK 21 LOTS 7 & 10
IN OR 944/1149
OCEAN CITY SOUTH PORTION

CURTIN ANDREW J & CARA TRUSTES
1227 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0021-0070



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 90		
Exterior Wall	19	COMMON BRK 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	1,871	100	1,871	216,110
FUS	440	100	440	50,822
PT0	120	5	6	693
PT0	252	5	13	1,502
TOTALS	2,683		2,330	269,127

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,330	115.9340	137.67	320,771	1942	1990	0	0	0 16.10	83.90
1 SNGL FAM - 100% - 0											
Heated Area: 2311 HX Base Yr											
1227 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						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		269,127				
TOTAL MARKET OB/XF VALUE		26,804				
TOTAL LAND VALUE - MARKET		443,700				
TOTAL MARKET VALUE		739,631				
SOH/AGL Deduction		577,210				
ASSESSED VALUE		162,421				
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE		112,421				
TOTAL JUST VALUE		739,631				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		702,985				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	3,095.00	SF	6.50	6.50	100
2	0511	GARAGE CB-	0	100	22	30	660.00	SF	40.00	40.00	100
3	0810	CONCRETE A	0	100	0	0	338.00	SF	6.50	6.50	100
4	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	100
5	1125	CB/STC 6"	0	100	75	4	300.00	SF	7.35	7.35	100
6	1122	CB 6"	0	100	70	2	140.00	SF	5.85	5.85	100
TOTAL OB/XF 26,804											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	75.00	200.00	75.00	FF	1.00
Total Acres: 0.00 Total Land Value: 443,700 Market: 0 Agricultural: 0 Common: 443,700											