BLOCK 22 LOTS 2 & 11
IN OR 1666/1728
OCEAN CITY SOUTH PORTION

MALOY BETTY JEAN
1087 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0022-0020

BUILDING CHARACTERISTICS

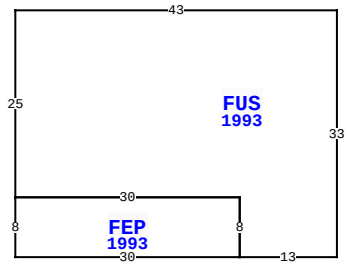
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

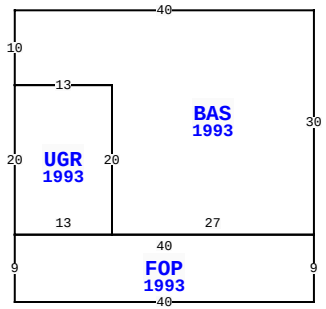
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	940	100	940	99,471
FEP	240	80	192	20,317
FOP	360	30	108	11,429
FUS	1,179	100	1,179	124,762
UDU	336	55	185	19,577
UGR	260	45	117	12,381
TOTALS	3,315		2,721	287,938

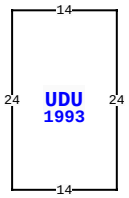
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,721	112.8000	133.95	364,478	1961	1990	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 1996 Heated Area: 2119 HX Base Yr 1996







1087 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		287,938
TOTAL MARKET OB/XF VALUE		33,614
TOTAL LAND VALUE - MARKET		443,700
TOTAL MARKET VALUE		765,252
SOH/AGL Deduction		492,572
ASSESSED VALUE		272,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,680
TOTAL JUST VALUE		765,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032724	REMODEL	5,000	03/19/2003
20011368	SWIM POOL	24,000	06/12/2001
20011300	XFOB	2,000	06/07/2001
19983489	REPAIR/RRF	2,200	04/07/1998
19983375	XFOB	0	03/18/1998
19983218	XFOB	0	02/23/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1666/1728	3/01/2010	QC	U	I	11	100
GRANTOR: MALOY FOY R JR & BETT						
GRANTEE: MALOY BETTY JEAN						
0747/0189	12/22/1995	WD	Q	I		147,800
GRANTOR: LORD WILLIAM E						
GRANTEE: MALOY FOY R JR & BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S10 UGR=[YR=1993] S20 FOP=[YR=1993] S9 E40 N9 W40 $ E13 N20 W13 $ E13 S20 E27 N30 $ PTR= N15 FUS=[YR=1993] N33 W43 S25 FEP=[YR=1993] S8 E30 N8 W30 $ E30 S8 E13 $ S15 $ PTR= E15 UDU=[YR=1993] E14 S24 W14 N24 $ 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	0	0	211.00	SF	6.50	6.50	100	1961	1961	3	20	274	
4	0510	GARAGE WD-	0	100	0	0	352.00	SF	35.00	35.00	100	1993	1993	3	20	2,464	
5	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	100	1961	1961	3	20	217	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	24	480	
7	0810	CONCRETE A	0	100	0	0	1,233.00	SF	6.50	6.50	100	1998	1998	3	77	6,171	
8	1242	WD DECK A	0	100	8	43	344.00	SF	10.00	10.00	100	1998	1998	3	20	688	
9	0861	POOL GUNIT	0	100	0	0	317.00	SF	85.00	85.00	100	2005	2005	3	44	11,856	
10	0845	KOOL DECK	0	100	0	0	1,124.00	SF	7.25	7.25	100	2005	2005	3	87	7,090	
11	1125	CB/STC 6"	0	100	54	8	432.00	SF	7.35	7.35	100	2005	2005	3	87	2,762	
12	0479	VF PICKET	0	100	0	0	38.00	LF	10.00	10.00	100	2005	2005	3	69	262	

TOTAL OB/XF 32,264

LAND DESCRIPTION

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	000100	C	SFR	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	0.99	6,000.00	5,916.00	443,700							

REVIEW DATE 03/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 443,700 Market: 0 Agricultural: 0 Common: 443,700 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610173	REPAIR/RRF	1,050	12/04/1996
B969552	REMODEL	6,500	01/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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BUILDING NOTES

BUILDING DIMENSIONS

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
13	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
14	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	27	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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

REVIEW DATE 03/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 443,700 Market: 0 Agricultural: 0 Common: 443,700 PRINTED 08/02/2023 BY SYS