

BLOCK 5 LOT 1
IN OR 1763/1487
SOUTH BEACH SUB PB 3/11

PAGE DAVID P JR MM & KIMBERLY
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
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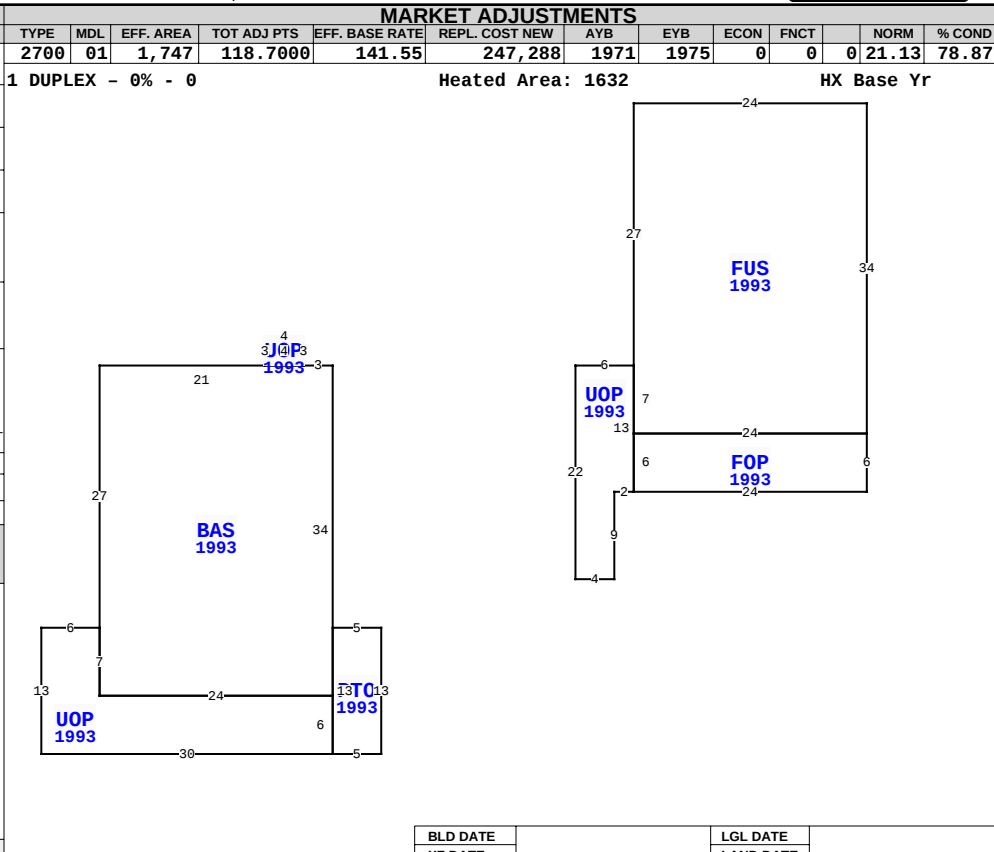
NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	91,099
FOP	144	30	43	4,801
FUS	816	100	816	91,099
PTO	65	5	3	335
UOP	12	20	2	223
UOP	114	20	23	2,568
UOP	222	20	44	4,912
TOTALS	2,189		1,747	195,036

EXTRA FEATURES		
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L N	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	0940	SHEDS/PORT	0	0	8	10		80.00	SF 30.00	100	2000	2000	3	20	480	
2	0812	CONCRETE C	0	0	0	0		1,676.00	SF 4.00	100	2006	2006	3	88	5,900	
3	0810	CONCRETE A	0	0	0	0		309.00	SF 6.50	100	2006	2006	3	88	1,767	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000800	C	MULTI-FAM	0	
RETURN DATE			10/15/2020	BY	DM



3035 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF			8,147
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	195,036			
TOTAL MARKET OB/XF VALUE	8,147			
TOTAL LAND VALUE - MARKET	290,000			
TOTAL MARKET VALUE	493,183			
SOH/AGL Deduction	5,180			
ASSESSED VALUE	488,003			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	488,003			
TOTAL JUST VALUE	493,183			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	472,592			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062204	REPAIR/RRF	3,900	09/21/2006
B0112253	REMODEL	2,400	10/15/2001
B002796	REMODEL	10,000	04/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1763/1487	11/07/2011	WD	Q	I	02	310,000
GRANTOR: COCHRAN BRUCE & DENIS						
GRANTEE: PAGE DAVID P JR MM						
1441/1457	9/01/2006	WD	Q	I		535,000
GRANTOR: KING DAVID & TARA L						
GRANTEE: COCHRAN BRUCE & DEN						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W3 UOP=[YR=1993] N3 W4 S3 E4 \$ W21 S27		
UOP=[YR=1993] W6 S13 E30 PTO=[YR=1993] E5 N13 W5 S13\$ N6 W24		
N7\$ S7 E24 N34\$ PTR=E25 UOP=[YR=1993] E6 FUS=[YR=1993] N27		
E24 S34 FOP=[YR=1993] S6 W24 N6 E24\$ W24 N7\$ S13 W2 S9 W4		
N22\$ W25\$.		