

PT GOVT LOT 20 OF SEC 9-3N-29E
PBK 0/40 IN OR 1393/550 &
PT IN ABND R/W IN DBK 245/237

MCGROGAN MATTHEW R
938 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

09-3N-29-0000-0004-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	60	15	9	1,500
BAL	248	15	37	6,164
FCP	826	25	206	34,319
FGR	294	55	162	26,989
FOP	30	30	9	1,500
FOP	36	30	11	1,833
FOP	45	30	14	2,332
FOP	80	30	24	3,998
FUS	891	100	891	148,439
FUS	1,450	100	1,450	241,568
TOTALS	4,532		3,179	529,616

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0810	CONCRETE A	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	11	3,179	143.8880	170.87	543,196	2017	2017	0	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018												
Heated Area: 2694												
HX Base Yr 2018												

** This building has 13 Sub-Areas

938 N FLETCHER AV, 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		529,616	
TOTAL MARKET OB/XF VALUE		5,455	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		785,071	
SOH/AGL Deduction		231,622	
ASSESSED VALUE		553,449	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		503,449	
TOTAL JUST VALUE		785,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		716,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160814	CO ISSUED	0	03/01/2017
20160814	NEW CONSTR	0	02/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/0550	3/02/2006	WD	Q	I		365,000
GRANTOR: STAFFORD FRANK E & CA						
GRANTEE: MCGROGAN MATTHEW R						
0683/1093	6/24/1993	WD	U	I	09	80,000
GRANTOR: BROWN D P & MARY L						
GRANTEE: STAFFORD FRANK & C						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FCP=[YR=2017] W31 S50 E12 FGR=[YR=2017] S4 E14 N13	
SFB=[YR=2017] E5 N31 W17 S18 W2 S5 E14 S8\$ N8 W14 S17\$ N22 E2	
N18 E17 N10\$ PTR=E15 FUS=[YR=2017] E15 BAL=[YR=2017] E20 S46	
W2 STR=[YR=2017] S13 W8 N4 E4 N9 FOP=[YR=2017] W3 N6 E5 S46	
W2\$ E4\$ W2 N37 FOP=[YR=2017] W16 N5 E16 S5\$ N5 W16 N4\$ S4 E16	
S36 W5 S11 W14 FOP=[YR=2017] S2 W12 N3 E12 S1\$ N1 W12 N50\$	
W15\$ PTR=E60 BAL=[YR=2017] E15 S4 FOP=[YR=2017] S3	
FUS=[YR=2017] S26 STR=[YR=2017] E9 S7 W9 N7\$ S7 E12 S13 W12	
S3 W15 N49 E15\$ W15 N3 E15\$ W15 N4\$ W60\$.	