PT GOVT LOT 20 OF SEC 9-3N-29E
PBK O/40 & WALK ESMT PT OF LOT
34 PBK 2/34 IN OR 1255/1184 &

GONZALEZ ALAYNE
1030 N FLETCHER AV B-2
FERNANDINA BEACH, FL 32034

2023

09-3N-29-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

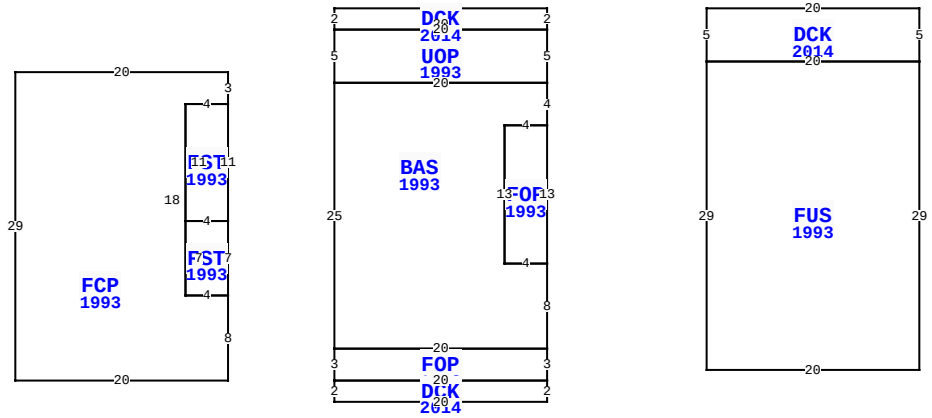
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
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
BAS	448	100	448	90,553
DCK	40	10	4	808
DCK	40	10	4	808
DCK	100	10	10	2,021
FCP	508	25	127	25,670
FOP	52	30	16	3,234
FOP	60	30	18	3,638
FST	28	55	15	3,032
FST	44	55	24	4,851
FUS	580	100	580	117,234
TOTALS	2,000		1,266	255,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,266	239.0606	227.11	287,521	1982	2000	0	0	0	11.00	89.00

1 TOWNHOUSE - 100% - 2016 Heated Area: 1028 HX Base Yr 2016



** This building has 11 Sub-Areas

1030 N FLETCHER AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		443,394
SOH/AGL Deduction		236,770
ASSESSED VALUE		206,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,624
TOTAL JUST VALUE		443,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141441	DECK	6,000	07/02/2014
19983028	REROOF	1,700	01/20/1998
19972374	VINYL SIDING	3,200	12/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/1184	8/27/2004	WD	Q	I		230,000
GRANTOR: KIRBY DAVID B & AUDRE						
GRANTEE: GONZALEZ ALAYNE						
0718/0216	11/14/1994	WD	U	I	09	110,000
GRANTOR: SHOEMAKER CHARLES & M						
GRANTEE: KIRBY DAVID & AUDRE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2014] W20 S2 UOP=[YR=1993] S5 BAS=[YR=1993] S25 FOP=[YR=1993] S3 DCK=[YR=2014] S2 E20 N2 W20$ E20 N3 W20$ E20 N8 FOP=[YR=1993] N13 W4 S13 E4$ W4 N13 E4 N4 W20$ E20 N5 W20$ E20 N2$ PTR= E15 DCK=[YR=2014] E20 S5 FUS=[YR=1993] S29 W20 N29 E20$ W20 N5$ W15$ PTR= W30 S6 FCP=[YR=1993] W20 S29 E20 N8 FST=[YR=1993] N7 FST=[YR=1993] N11 W4 S11 E4$ W4 S7 E4$ W4 N18 E4 N3 $ N6 E30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,000.00	7,500.00	187,500							

REVIEW DATE 02/19/2020 BY KWVJ Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS