

PT GOVT LOT 20 OF SEC 9-3N-29E
PBK 0/40 IN OR 2400/245 &
PT IN ABND R/W IN DBK 245/237

GAY LOUIS C & DEBORAH F L/E/
1124 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

09-3N-29-0000-0009-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 50
Exterior Wall	31 HARDIE BRD 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	05 Quality Level 05
DOR CODE	0800 MULTI-FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	899	100	899	124,426
HXB	1,788	100	1,788	247,468
HXB	667	55	367	50,795
HXP	60	30	18	2,491
HXP	145	30	44	6,089
HXP	172	30	52	7,197
HXY	65	55	36	4,983
HXY	28	15	4	553
HXY	598	15	90	12,457
TOTALS	4,422		3,298	456,459

EXTRA FEATURES	
L N	OB/IF CODE
1	0810 CONCRETE A
2	0810 CONCRETE A

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	3,298	126.5000	150.85	497,503	1982	2005	0	0	8.25	91.75
1 DUPLEX - 72.73% - 2021											
Heated Area: 2687											
HX Base Yr 2021											

1124 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/23/2015	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
D	VALUATION SUMMARY		
5	VALUATION BY		STANDARD
L	Tax Group: 2	Tax Dist:	
	BUILDING MARKET VALUE		456,459
	TOTAL MARKET OB/XF VALUE		2,982
	TOTAL LAND VALUE - MARKET		250,000
	TOTAL MARKET VALUE		709,441
	SOH/AGL Deduction		77,132
	ASSESSED VALUE		632,309
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		582,309
	TOTAL JUST VALUE		709,441
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		644,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162675	DECKS	14,999	09/29/2016
20070424	REPAIR/RRF	13,159	03/09/2007
20003111	REPAIR/RRF	7,000	06/02/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2631/404	4/11/2023	LE U	I	I	11
GRANTOR: GAY LOUIS COLEMAN GAY					
GRANTEE: GAY JENNIFER L ET A					
2400/0245	10/07/2020	WD	Q	I	02
GRANTOR: 1124 NORTH FLETCHER A					
GRANTEE: GAY LOUIS C & DEBOR					

BUILDING NOTES	
BUILDING DIMENSIONS	
HXP=[YR=1993] W5 APT=[YR=1993] W29 S31 HXG=[YR=1993] S23 E29 HXP=[YR=1993] E5 N12 HXU=[YR=1993] N13 W5 S13 E5 \$ W5 S12 \$ N23 W29 \$ E29 N31 \$ S29 E5 N29 \$ PTR= E15 HXY=[YR=2017] E21 S4 E18 S41 W4 HXP=[YR=1993] S12 HXB=[YR=1993] S3 HXY=[YR=2017] E4 S7 W4 N7\$ S10 W35 N56 E31 S43 E4\$ W4 N43 E4 S31\$ N31 W35 N14\$ W15 \$.	

LAND DESCRIPTION				TOTAL OB/XF														2,982									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000800	C	MULTI-FAM	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000										