IN OR 1619/290

MONROE MARY H REVOC TRUST/MONROE MARY H TRUSTEE
4240 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

10-2N-28-0000-0022-0000

BUILDING CHARACTERISTICS

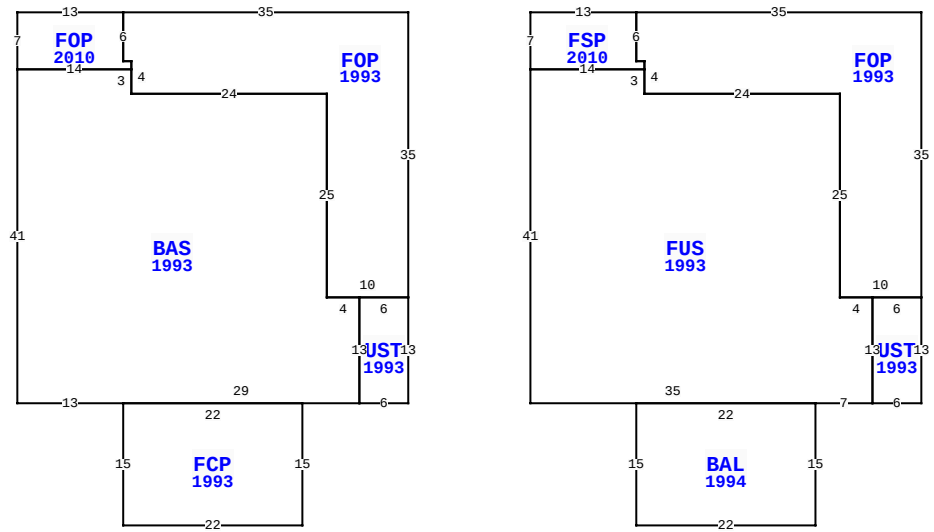
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 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	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	330	15	50	5,634
BAS	1,538	100	1,538	173,291
FCP	330	25	82	9,239
FOP	596	30	179	20,168
FOP	596	30	179	20,168
FOP	92	30	28	3,155
FSP	92	40	37	4,169
FUS	1,538	100	1,538	173,291
UST	78	45	35	3,943
UST	78	45	35	3,943
TOTALS	5,268		3,701	417,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,701	99.2700	141.46	523,543	1973	1985	0	0	0	20.35	79.65

1 SFR CUST – 100% - 1998 Heated Area: 3076 HX Base Yr 1998



4240 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		417,002
TOTAL MARKET OB/XF VALUE		8,404
TOTAL LAND VALUE - MARKET		2,227,500
TOTAL MARKET VALUE		2,652,906
SOH/AGL Deduction		1,779,948
ASSESSED VALUE		872,958
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		822,958
TOTAL JUST VALUE		2,652,906
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,637,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211731	REMODEL	0	12/01/2021
20120388	REMODEL	3,000	03/09/2012
20100414	REPAIR/RRF	4,000	03/09/2010
7871	REPAIR/RRF	7,400	08/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0290	5/05/2009	QC	U	I	11	100
GRANTOR: MONROE MARY H TRUSTEE						
GRANTEE: MONROE MARY H TRUST						
0864/1454	1/28/1999	WD	U	I	01	100
GRANTOR: MONROE MARY HELEN						
GRANTEE: MONROE MARY H & NIC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W35 FOP=[YR=2010] W13 S7 BAS=[YR=1993] S41 E13 FCP=[YR=1993] S15 E22 N15 W22$ E29 UST=[YR=1993] E6 N13 W6 S13$ N13 W4 N25 W24 N3 W14$ E14 N1W1N6$ S6 E1S4 E24 S25 E10 N35$ PTR= E15 FSP=[YR=2010] E13 FOP=[YR=1993] E35 S35 UST=[YR=1993] S13 W6 FUS=[YR=1993] W7 BAL=[YR=1994] S15 W22 N15E22$ W35 N41 E14 S3 E24 S25 E4S13$ N13E6$ W10 N25 W24 N4 W1N6$ S6E1S1 W14N7$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	34	680	
2	0812	CONCRETE C	0	100	0	0	4,100.00	SF	4.00	4.00	100	1973	1973	3	25	4,100	
3	0416	DUNEWALKS	0	100	151	4	604.00	SF	30.00	30.00	100	1984	1984	3	20	3,624	

LAND DESCRIPTION

TOTAL OB/XF 8,404

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	000120	C	SFR OCN FT	100		R-1A	150.00	400.00	150.00	FF		1.00	1.00	0.90	16,500.00	14,850.00	2,227,500							

REVIEW DATE 03/20/2020 BY KWA Total Acres: 0.00 Total Land Value: 2,227,500 Market: 0 Agricultural: 0 Common: 2,227,500 PRINTED 08/02/2023 BY SYS