LOT 31 & S1/2 OF LOT 30
IN OR 937/671
AMELIA LIGHTHOUSE

MOULDER FRANCES L'ENGLE TRSTEE
186 S FLETCHER AV
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1020-0031-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 14 | WD SHINGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

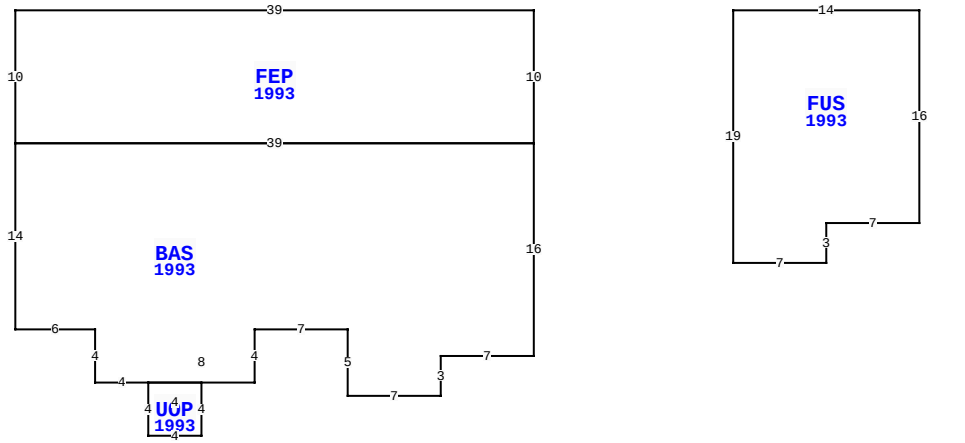
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 643 | 100 | 643 | 82,812 |
| FEP | 390 | 80 | 312 | 40,182 |
| FUS | 245 | 100 | 245 | 31,554 |
| UOP | 16 | 20 | 3 | 386 |
| TOTALS | 1,294 | | 1,203 | 154,934 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,203 | 106.0000 | 159.00 | 191,277 | 1935 | 1985 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SFR CUST – 100% - 2003 Heated Area: 888 HX Base Yr 2003




186 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 200,641 |
| TOTAL MARKET OB/XF VALUE | | 5,828 |
| TOTAL LAND VALUE - MARKET | | 1,171,500 |
| TOTAL MARKET VALUE | | 1,377,969 |
| SOH/AGL Deduction | | 734,949 |
| ASSESSED VALUE | | 643,020 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 593,020 |
| TOTAL JUST VALUE | | 1,377,969 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,262,634 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20041381 | REROOF W/30 SHING | 5,000 | 07/29/2004 |
| 20011676 | RISER/METER CAN/C | 0 | 07/23/2001 |
| 7821 | REPAIR/RRF | 1,400 | 07/22/1993 |
| 4360 | N/A | 1,500 | 06/17/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0937/0671 | 6/21/2000 | WD | U | I | 01 | 100 |
| GRANTOR: MOULDER FRANCES L'ENG | | | | | | |
| GRANTEE: MOULDER FRANCES L'E | | | | | | |
| 0936/0424 | 6/12/2000 | QC | U | I | 07 | 100 |
| GRANTOR: MOULDER FRANCES L & W | | | | | | |
| GRANTEE: MOULDER FRANCES L'E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=1993] W39 S10 BAS=[YR=1993] S14 E6 S4 E4
UOP=[YR=1993] S4 E4 N4 W4 $ E8 N4 E7 S5 E7 N3 E7 N16 W39 $
E39 N10 $ PTR= E15 FUS=[YR=1993] E14 S16 W7 S3 W7 N19 $ 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 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 389.00 | SF | 10.00 | 10.00 | 100 | 1987 | 1987 | 3 | 20 | 778 | |
| 2 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 134.00 | SF | 11.75 | 11.75 | 100 | 1987 | 1987 | 3 | 40 | 630 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 7 | 56.00 | SF | 30.00 | 30.00 | 100 | 1987 | 1987 | 3 | 20 | 336 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 12 | 20 | 240.00 | SF | 12.50 | 12.50 | 100 | 1987 | 1987 | 3 | 20 | 600 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 4 | 18 | 72.00 | SF | 12.50 | 12.50 | 100 | 1987 | 1987 | 3 | 20 | 180 | |
| 6 | 1241 | WD DECK G | 0 | 100 | 3 | 10 | 30.00 | UT | 11.50 | 11.50 | 100 | 1987 | 1987 | 3 | 20 | 69 | |
| 7 | 1241 | WD DECK G | 0 | 100 | 4 | 12 | 48.00 | UT | 11.50 | 11.50 | 100 | 1987 | 1987 | 3 | 20 | 110 | |
| 8 | 1241 | WD DECK G | 0 | 100 | 4 | 12 | 48.00 | UT | 11.50 | 11.50 | 100 | 1987 | 1987 | 3 | 20 | 110 | |
| 9 | 1241 | WD DECK G | 0 | 100 | 4 | 4 | 16.00 | UT | 11.50 | 11.50 | 100 | 1987 | 1987 | 3 | 20 | 37 | |
| 10 | 0830 | FLAGSTONE | 0 | 100 | 3 | 22 | 66.00 | SF | 12.00 | 12.00 | 100 | 1987 | 1987 | 3 | 52 | 412 | |

TOTAL OB/XF 3,262

## LAND DESCRIPTION

| 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 | 0006 | R-3 | 71.00 | 266.00 | 71.00 | FF | | 1.00 | 1.00 | 1.00 | 16,500.00 | 16,500.00 | 1,171,500 | | | | | | | |

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,171,500 Market: 0 Agricultural: 0 Common: 1,171,500 PRINTED 08/06/2024 BY SYS

LOT 31 & S1/2 OF LOT 30
IN OR 937/671
AMELIA LIGHTHOUSE

MOULDER FRANCES L'ENGLE TRSTEE
186 S FLETCHER AV
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1020-0031-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 14 | WD SHINGLE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

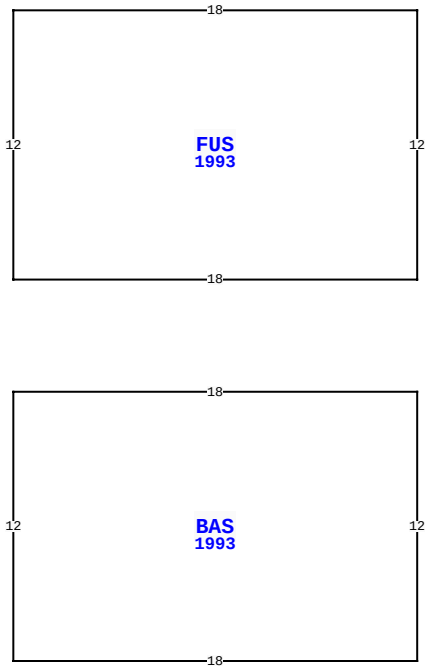
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 216 | 100 | 216 | 22,853 |
| FUS | 216 | 100 | 216 | 22,853 |
| TOTALS | 432 | | 432 | 45,707 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 432 | 104.5000 | 130.62 | 56,428 | 1935 | 1985 | 0 | 0 | 0 | 19.00 | 81.00 |

2 SNGL FAM – 0% - 2003 Heated Area: 432 HX Base Yr 2003




186 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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| TOTAL JUST VALUE | | 1,377,969 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,262,634 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0937/0671 | 6/21/2000 | WD | U | I | 01 | 100 |
| GRANTOR: MOULDER FRANCES L'ENG | | | | | | |
| GRANTEE: MOULDER FRANCES L'E | | | | | | |
| 0936/0424 | 6/12/2000 | QC | U | I | 07 | 100 |
| GRANTOR: MOULDER FRANCES L & W | | | | | | |
| GRANTEE: MOULDER FRANCES L'E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W18 S12 E18 N12 $ PTR= N5 FUS=[YR=1993] N12 W18S12 E18$ S5$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 476.00 | SF | 26.95 | 26.95 | 100 | 1960 | 1960 | 3 | 20 | 2,566 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,566

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,171,500 Market: 0 Agricultural: 0 Common: 1,171,500 PRINTED 08/06/2024 BY SYS