



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	768	100	768	106,209
HXB	768	100	768	106,209
HXO	126	5	6	830
HXP	210	30	63	8,712
TOTALS	1,872		1,605	221,960

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0855	CONC PAVER	0	0	0	2,200.00	SF	10.00	10.00	100	2024

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0006	R-3	59.00	170.00	59.00	FF	1.00

REVIEW DATE 06/05/2024 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,605	132.4980	165.62	265,820	1956	1990	0	0	16.50	83.50
1 DUPLEX - 0% - 0											
Heated Area: 1536 HX Base Yr											
229 S FLETCHER AVE A&B, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
22,000											

Total Acres: 0.00 Total Land Value: 311,520 Market: 0 Agricultural: 0 Common: 311,520

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		221,960	
TOTAL MARKET OB/XF VALUE		22,000	
TOTAL LAND VALUE - MARKET		311,520	
TOTAL MARKET VALUE		555,480	
SOH/AGL Deduction		30,059	
ASSESSED VALUE		525,421	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		525,421	
TOTAL JUST VALUE		555,480	
NCON VALUE		22,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,942	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121617	H/AC	2,500	08/09/2012
20011039	REPLACE RISER/MET	1,600	05/14/2001
7062	REPAIR/RRF	1,600	05/15/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2300/0134	8/23/2019	WD Q	I	I	02	400,000	
GRANTOR: ZELINSKAS MICHAEL & A							
GRANTEE: LEEPER WILLIAM H &							
1579/1676	8/04/2008	WD Q	I	I		343,000	
GRANTOR: BONER EDWARD E JR							
GRANTEE: ZELINSKAS MICHAEL &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W24 HXB=[YR=1993] W24 S32 HXO=[YR=1993] W3 S7 E48 N7 W3 S5 W42 N5 \$ HXP=[YR=1993] S5 E42 N5 W42 \$ E24N32\$S32E24 N32 \$.											

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