

BLK 27 LOT 1 & S1/2 OF LOT B
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK 0/57

FRIEDLANDER SCOTT E &/BAILEY ALEXANDER R
872 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1041-0027-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 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	0100	SINGLE 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	1,153	100	1,153	176,497
DCK	418	10	42	6,429
FCP	572	25	143	21,890
FOP	45	30	14	2,143
FOP	128	30	38	5,817
FST	256	55	141	21,584
STR	42	10	4	612
UST	24	45	11	1,684
TOTALS	2,638		1,546	236,656

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	960.00	SF	6.50	6.50	
2	0820	WOOD WALK	0	100	6	4	24.00	SF	11.75	11.75	
3	1243	WD DECK F	0	100	0	0	21.00	SF	8.00	8.00	
4	1241	WD DECK G	0	100	3	19	57.00	UT	11.50	11.50	
5	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	100	0006	R-1	75.00	70.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,546	118.3200	177.48	274,384	1987	1995	0	0	0	13.75
1 SFR CUST - 100% - 0											
Heated Area: 1153											
HX Base Yr											

872 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						236,656					
TOTAL MARKET OB/XF VALUE						4,479					
TOTAL LAND VALUE - MARKET						1,237,500					
TOTAL MARKET VALUE						1,478,635					
SOH/AGL Deduction						906,153					
ASSESSED VALUE						572,482					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						522,482					
TOTAL JUST VALUE						1,478,635					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,355,792					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150805	ADDDECK	15,000	04/15/2015
20140460	DECK	0	04/15/2015
20041401	ELEC OTHER	2,000	08/04/2004
20040671	MECH OTHER	3,000	04/06/2004
20021923	REMODEL	4,000	11/11/2002
20021384	REPAIR/RRF	3,000	08/13/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2264/1361	3/27/2019	QC	U	I	11	100	
GRANTOR: FRIEDLANDER SCOTT E							
GRANTEE: FRIEDLANDER SCOTT E							
1822/1135	10/26/2012	WD	Q	I	02	452,100	
GRANTOR: DEUTSCHE BANK TRUST C							
GRANTEE: FRIEDLANDER SCOTT E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W11 S8 W2 FST=[YR=1993] N16 W16 S16 UST=[YR=1993] S3 E8 N3W8 \$ E16 \$ W8 S3 W8 N3 W2 N8 W11 S18 E42 N18 \$ PTR= E15 STR=[YR=2015] E14 DCK=[YR=2015] N8 E38 S11 FOP=[YR=1993] E1 S8 BAS=[YR=1993] S18 W21 FOP=[YR=1993] N3W15 S3 E15 \$ N3 W15 S3 W15 N26E31 R8 D8 E12\$ W12 U8 L8 E19\$ W38 N3\$ S3 W14 N3\$ W15 \$.											