BLK 27 LOT 5
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK O/57

912 SOUTH FLETCHER AVENUE LLC
1103 WANDA LANE
NORRISTOWN, PA 19403

2024

00-00-31-1041-0027-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

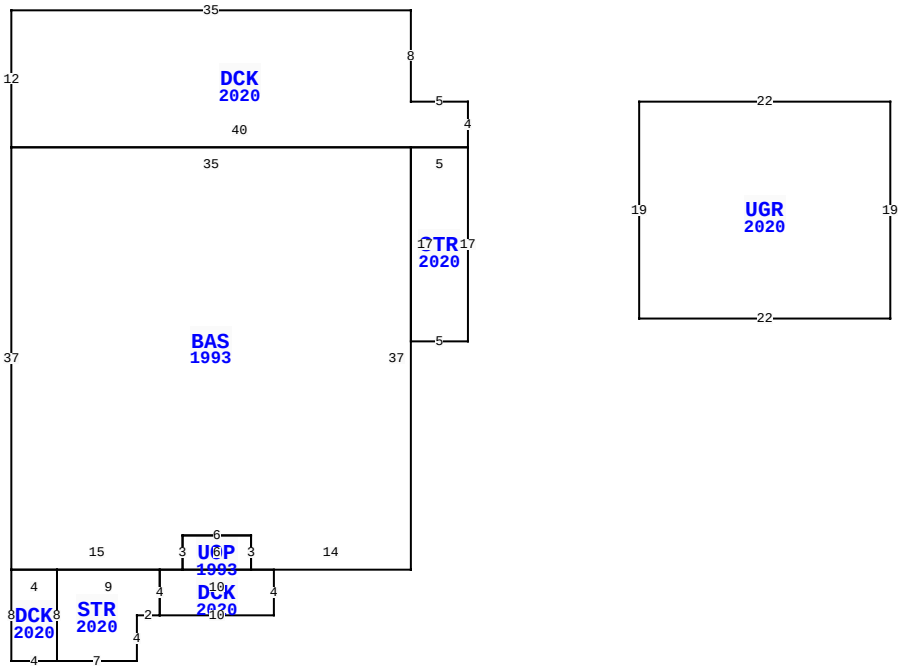
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1,277	199,245
DCK	32	10	3	468
DCK	40	10	4	624
DCK	440	10	44	6,865
STR	64	10	6	936
STR	85	10	8	1,248
UGR	418	45	188	29,333
UOP	18	20	4	624
TOTALS	2,374		1,534	239,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,534	140.2500	175.31	268,926	1984	2000	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 0 Heated Area: 1277 HX Base Yr



912 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,344
TOTAL MARKET OB/XF VALUE	11,187
TOTAL LAND VALUE - MARKET	825,000
TOTAL MARKET VALUE	1,075,531
SOH/AGL Deduction	35,916
ASSESSED VALUE	1,039,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,039,615
TOTAL JUST VALUE	1,075,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	989,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190332	REMODEL	0	07/03/2019
20111497	MECH OTHER	1,500	08/31/2011
20110600	H/AC	1,500	04/21/2011
20081543	REPAIR/RRF	8,500	10/07/2008
20060533	ADDITION	42,500	03/15/2006
20051674	REPAIR/RRF	3,000	04/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1371	1/23/2024	WD	Q	I	01	1,900,000
GRANTOR: C WILLIAMS FAMILY INV						
GRANTEE: 912 SOUTH FLETCHER						
2227/1336	10/01/2018	WD	Q	I	01	805,000
GRANTOR: RUSSELL JERRY L						
GRANTEE: C WILLIAMS FAMILY I						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	1,130.00	SF	10.00	10.00	100	2020	2020	3	99	11,187	

BUILDING DIMENSIONS

DCK=[YR=2020] W5 N8 W35 S12 BAS=[YR=1993] S37DCK=[YR=2020] S8 E4 STR=[YR=2020] E7 N4 E2 DCK=[YR=2020] E10 N4 W10 S4 $ N4 W9 S8 $ N8 W4 $ E15 UOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S3 E14 N37W35$ E40 STR=[YR=2020] S17 W5 N17 E5 $N4$ PTR= E15 UGR=[YR=2020] E22 S19 W22 N19 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 11,187

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	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 04/19/2021 BY RK Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS