LOT 99
PT OR 1098/1825
GA FDNA BEACH SUB PB 2/35

NORTH FLETCHER LLC
872 MASSACHUSETTS AVE #908
CAMBRIDGE, MA 02139

2024

00-00-31-134A-0099-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

531 OCEAN AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	800,000
SOH/AGL Deduction	281,252
ASSESSED VALUE	518,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,748
TOTAL JUST VALUE	800,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1098/1825	12/06/2002	WD	Q	I		385,000
GRANTOR: POPELL FRANCIS S & DI						
GRANTEE: NORTH FLETCHER LLC						
0752/1991	3/01/1996	WD	U	I	09	114,000
GRANTOR: BIBB PAUL E JR & PATR						
GRANTEE: POPPELL FRANCIS S &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 05/22/2024 BY MLU Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS