

LOT 105
PT OR 1857/1306
GA FDNA BEACH SUB PB 2/35

SEPTEMBER FIRST PARTNERS-FLORIDA LLC
957 BELLVIEW ROAD
MCLEAN, VA 22102

2024

00-00-31-134A-0105-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	01	MINIMUM 20
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	87,379
TOTALS	936		936	87,379

L N	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	0810	CONCRETE A	0	0	20	10			6.50	100	1965	1965	3	20	260	

LAND DESCRIPTION			TOTAL OB/XF 260													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	936	114.2640	108.55	101,603	1965	1995	0	0	0 14.00	86.00
1 SINGLE FAM - 0% - 0											
Heated Area: 936 HX Base Yr											
26 36 36 26											
BAS 1993											
436 N FLETCHER AVE, FERNANDINA BEACH											
BLD DATE 10/24/2013 KK LGL DATE 05/22/2024 MLU											
XF DATE INC DATE											

EXTRA FEATURES															

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		87,379	
TOTAL MARKET OB/XF VALUE		260	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		887,639	
SOH/AGL Deduction		255,119	
ASSESSED VALUE		632,520	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		632,520	
TOTAL JUST VALUE		887,639	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		783,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140837	PERGOLA	12,000	04/29/2014
20121819	CHNGE SRVC	1,200	09/04/2012
20081524	RE-ROOF W/METAL	3,000	10/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1857/1306	5/21/2013	WD	Q	I	02	380,000	
GRANTOR: LOTT TEDDY W SR & DON							
GRANTEE: SEPTEMBER FIRST PAR							
1123/1397	3/21/2003	WD	U	I	01	100	
GRANTOR: LOTT LAURA C							
GRANTEE: LOTT TEDDY SR & DON							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W36 S26 E36 N26\$.															

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