

LOTS 106 & 133
IN OR 1942/1263
GA FDNA BEACH SUB PB 2/35

HARRIS JAMES G & MARTHA M
PO BOX 8
MIDDLEBURG, VA 20118

2024

00-00-31-134A-0106-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	04	Quality Level 04
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
BAL	48	15	7	1,830
BAL	100	15	15	3,921
BAS	44	100	44	11,502
BAS	287	100	287	75,026
FGR	841	55	463	121,037
FOP	660	30	198	51,761
FOP	660	30	198	51,761
FOP	740	30	222	58,035
FSP	348	40	139	36,337
FUS	96	100	96	25,097
TOTALS	6,824		4,669	1,220,556

** This building has 12 Sub-Areas

434 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2024 MLU

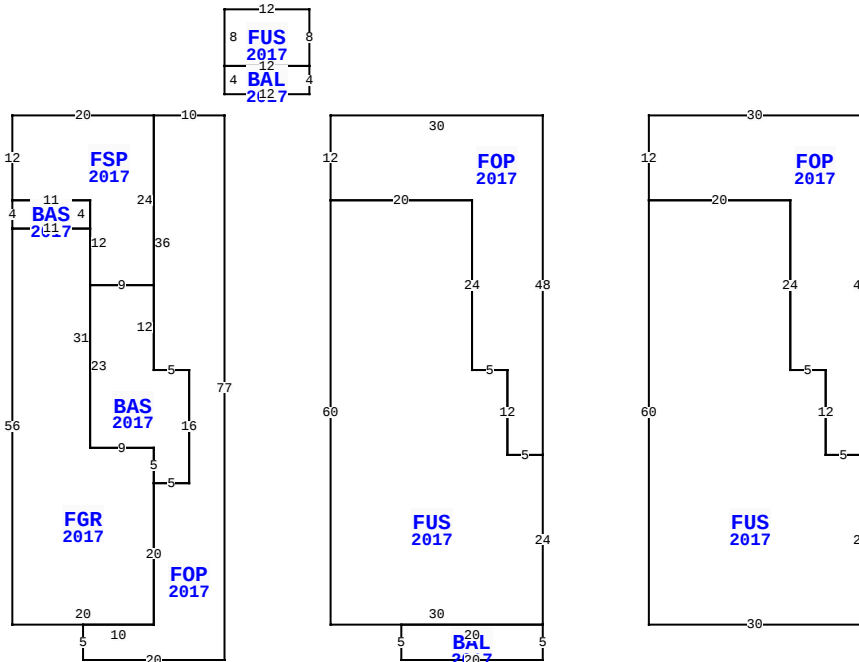
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,310.00	SF	10.00	10.00	100	2017	2017	3	97	12,707	
2	0855	CONC PAVER	0	0	0	8	64.00	SF	10.00	10.00	100	2017	2017	3	97	621	
3	0855	CONC PAVER	0	0	0	0	1,056.00	SF	5.00	5.00	100	2017	2017	3	97	5,122	
4	0855	CONC PAVER	0	0	0	0	567.00	SF	5.00	5.00	100	2017	2017	3	97	2,750	
5	0462	ST/AL FNC	0	0	0	0	660.00	SF	10.00	10.00	100	2017	2017	3	84	5,544	
6	1076	TRELLIS A	0	0	5	10	50.00	SF	7.50	7.50	100	2017	2017	3	84	315	
7	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	98	2017	2017	3	98	14,700	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION										TOTAL OB/XF										43,719	
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	L VA				
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				
2	000000	C	VAC RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.85	4,500.00	3,825.00	191,250				

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 991,250 Market: 0 Agricultural: 0 Common: 991,250 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 12 4,669 178.7458 268.12 1,251,852 2017 2017 0 0 0 2.50 97.50
2 SFR CUST - 0% - 0 Heated Area: 3427 HX Base Yr



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,220,556
TOTAL MARKET OB/XF VALUE		43,719
TOTAL LAND VALUE - MARKET		991,250
TOTAL MARKET VALUE		2,255,525
SOH/AGL Deduction		235,363
ASSESSED VALUE		2,020,162
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,020,162
TOTAL JUST VALUE		2,255,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,100,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162153	NEW CONSTR	478,826	08/09/2016
20161423	DEMOLITION	0	05/19/2016
20121857	REROOF W/TPO VINYL	1,800	09/10/2012
20111928	VINYL OVER ROOF	3,000	10/26/2011
20080256	ELEC FOR REMODEL	1,000	02/21/2008
20162153	CO ISSUED	0	01/03/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1263	10/17/2014	WD Q	Q	I	01	585,000
GRANTOR: LINDAHL DUANE L & JOA						
GRANTEE: HARRIS JAMES G & MA						
1511/1311	7/11/2007	QC U	U	I	01	100
GRANTOR: LINDAHL DUANE L & JOA						
GRANTEE: LINDAHL DUANE A & K						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W10 FSP=[YR=2017] W20 S12 BAS=[YR=2017] S4
FGR=[YR=2017] S56 E20 N20 BAS=[YR=2017] E5 N16 W5 N12 W9 S23
E9 S5\$ N5 W9 N31 W11\$ E11 N4 W11\$ E11 S12 E9 N24\$ S36 E5 S16
W5 S20 W10 S5 E20 N77\$ PTR=E15 FOP=[YR=2017] E30 S48
FUS=[YR=2017] S24 BAL=[YR=2017] S5 W20 N5 E20\$ W30 N60 E20
S24 E5 S12 E5 \$ W5 N12 W5 N24 W20 N12\$ W15\$ PTR=E60
FOP=[YR=2017] E30 S48 FUS=[YR=2017] S24 W30 N60 E20 S24 E5
S12 E5\$ W5 N12 W5 N24 W20 N12\$ W60 \$ PTR=N15 FUS=[YR=2017]
E12 S8 BAL=[YR=2017] S4 W12 N4 E12\$ W12 N8\$ S15\$.