

LOT 117 & LOT 122
IN OR 1765/1703
GA FDNA BEACH SUB PB 2/35 &

GUPTA SAMIR S TRUST/GUPTA SAMIR S TRUSTEE
338 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134A-0117-0000



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,080	100	1,080	126,311
DCK	48	10	5	585
FOP	224	30	67	7,836
HXB	1,528	100	1,528	178,707
HXK	88	10	9	1,053
HXY	280	15	42	4,912
HXY	156	15	23	2,690
STR	24	10	2	234
SXR	48	10	5	585
UOP	408	20	82	9,590
TOTALS	3,884		2,843	332,503

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	13.00
2	0940	SHEDS/PORT	0 100	9	18	162.00	SF	30.00	30.00
3	0810	CONCRETE A	0 100	0	0	258.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	10.00
5	0479	VF PICKET	0 100	0	0	46.00	LF	10.00	10.00
6	0469	VF LATTIC	0 100	0	0	34.00	SF	5.50	5.50
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0002	R-2	50.00	100.00	50.00
2	000001	C	V RS W/XFOB	100	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,843	110.4000	138.00	392,334	1954	1990	0	0	0 15.25	84.75
1 DUPLEX - 56.35% - 2017 Heated Area: 2608 HX Base Yr 2017											
338 N FLETCHER AVE U&D, FERNANDINA BEACH											
BLD DATE: 05/22/2024 MLU											

TOTAL OB/XF											
5,381											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		332,503	
TOTAL LAND VALUE - MARKET		5,381	
TOTAL MARKET VALUE		1,050,000	
SOH/AGL Deduction		710,584	
ASSESSED VALUE		677,300	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		627,300	
TOTAL JUST VALUE		1,387,884	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,273,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122277	DECK REPLACEMENT	19,500	11/02/2012
20120666	SECURITY SYSTEM	1,084	04/17/2012
20112309	REPAIR/RRF	4,000	01/03/2012
20081137	ELEC OTHER	1,200	07/08/2008
20041086	REMODEL	1,000	06/14/2004
19991694	REMODEL	500	11/30/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1767/1652	11/28/2011	QC	U	I	11
GRANTOR: POWELL DARRELL R & VI					
GRANTEE: GUPTA SAMIR S TRUST					
1765/1703	11/18/2011	WD	Q	I	05
GRANTOR: PACKARD DIANE R					
GRANTEE: GUPTA SAMIR S TRUST					

BUILDING NOTES									
UOP=[YR=1997] W8 DCK=[YR=1997] W12S4 FOP=[YR=1993] S2									

BUILDING DIMENSIONS									
STR=[YR=1993] W4S6 APT=[YR=1993] W8S5E11N4E8N12E5 N31 W16N8\$ E4N6\$ S6W4S8 E16N16W12\$ E12N4\$ S51E8N51\$ PTR= E10S4									