

LOT 123
IN OR 843/1386
GA'S FDNA BEACH #2 UNR

TAYLOR KELLY L
32113 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0123-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	730	100	730	87,044
DCK	246	10	25	2,981
HXB	730	100	730	87,044
HXP	15	30	4	477
HXU	35	55	19	2,265
HXY	49	15	7	835
HXY	316	15	47	5,605
SXR	60	10	6	716
UOP	12	20	2	239

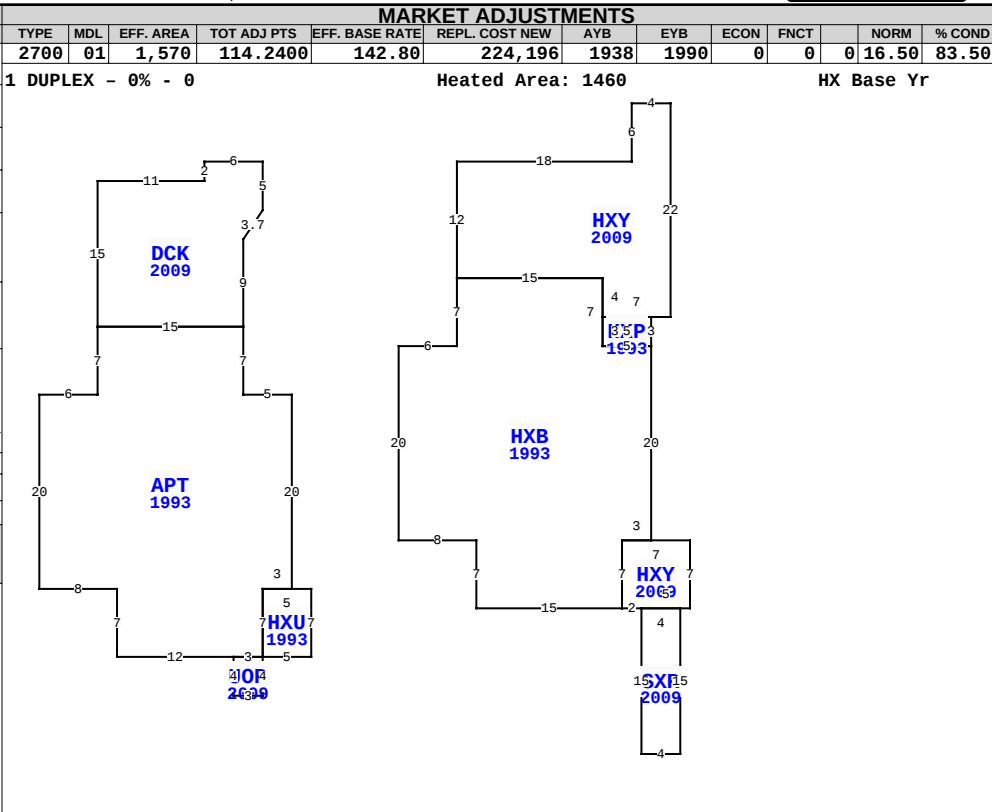
TOTALS	2,193	1,570	187,204
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	25	20			6.50	100	1989	1989	3	57	1,853	
2	0940	SHEDS/PORT	0	0	8	12			22.50	100	1984	1984	3	20	432	
3	0810	CONCRETE A	0	0	35	10			6.50	100	2003	2003	3	83	1,888	
4	0810	CONCRETE A	0	0	19	3			6.50	100	1960	1960	3	20	74	
5	0476	VF 6 SBPL	0	0	0	0			32.00	100	2013	2013	3	85	5,576	
6	0470	VNYL GATE	0	0	0	0			300.00	100	2013	2013	3	85	255	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000800	C	MULTI-FAM	0	000

REVIEW DATE 06/09/2021 BY KKK Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS



BLD DATE	03/23/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/22/2024
INC DATE			AG DATE	MLU

340 N FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF		10,078	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			187,204
TOTAL MARKET OB/XF VALUE			10,078
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			547,282
SOH/AGL Deduction			131,504
ASSESSED VALUE			415,778
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			415,778
TOTAL JUST VALUE			547,282
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			489,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122149	30GAL WATER HEATE	700	10/18/2012
20091318	DECK & FENCE REPL	8,000	09/29/2009
20060951	UG EMERGENCY REPA	2,800	05/03/2006
20012498	REROOF	3,000	11/14/2001
6201	REPAIR/RRF	1,000	10/03/1990
5561	XFOB	400	08/30/1989

SALES DATA	
OFF RECORD Number	DATE
0843/1386	8/05/1998
TYPE INST	Q U
WD	U
V I	I
RSN CD	07
SALE PRICE	100
GRANTOR: TAYLOR CRAIG W	
GRANTEE: TAYLOR KELLY L	
0777/1314	11/22/1996
WD	U
I	I
01	
97,000	
GRANTOR: TAYLOR CRAIG WENDELL	
GRANTEE: TAYLOR KELLY L	

BUILDING NOTES	
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BUILDING DIMENSIONS	
DCK=[YR=2009] W6S2W11S15 APT=[YR=1993] S7 W6 S20 E8S7 E12UOP=[YR=2009] S4E3N4 W3E3 HXU=[YR=1993] E5 N7 W5 S7\$ N7 E3 N20W5N7W15E15N9 R2 U3 N5\$ PTR=E20 HXY=[YR=2009] S12 HXB=[YR=1993] S7 W6S20E8S7E15 HXY=[YR=2009] E2 SXR=[YR=2009] S15E4N15W4E5E5N7W7S7\$N7 E3N20 HXP=[YR=1993] N3W5 S3E5\$W5N7 W15E15S4E7N22W4S6W18\$ W20\$.	