LOT 124
IN OR 2547/1797
GA FDNA BEACH #2 UNR

BRAZINSKY MICHAEL & JENNIFER
342 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

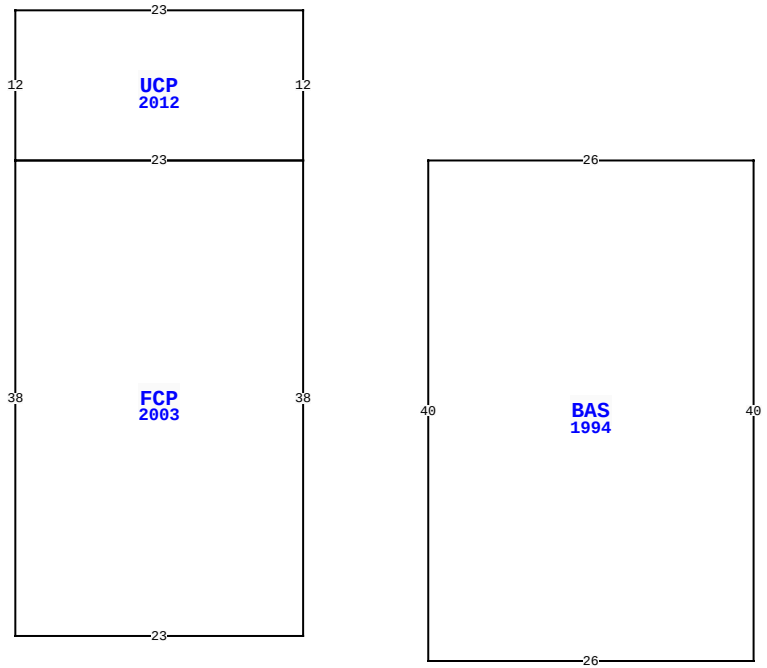
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	359,772
FCP	874	25	218	75,413
UCP	276	20	55	19,026
TOTALS	2,190		1,313	454,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	1,313	259.1295	388.69	510,350	1994	2000	0	0	0	11.00	89.00

1 SFR CUST – 0% - 2023 Heated Area: 1040 HX Base Yr



342 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	454,212
TOTAL MARKET OB/XF VALUE	8,688
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	812,900
SOH/AGL Deduction	0
ASSESSED VALUE	812,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	812,900
TOTAL JUST VALUE	812,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	743,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122181	METAL ROOF	8,000	10/22/2012
20110223	H/AC	2,500	02/16/2011
20032269	REPLACE SIDING	3,000	01/02/2003
20021747	REPLACE SIDING	2,000	10/09/2002
19984734	DRIVEWAY	1,927	12/30/1998
7892	NEW CONSTR	31,000	11/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2547/1797	3/18/2022	WD	Q	I	01	950,000
GRANTOR: SCHAFFER JAMES & JENN						
GRANTEE: BRAZINSKY MICHAEL &						
2484/1274	8/03/2021	WD	Q	I	01	586,900
GRANTOR: KENT CAROLYN C						
GRANTEE: SCHAFFER JAMES & JE						

BUILDING NOTES

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
1	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1994	1994	3	68	111	
2	1241	WD DECK G	0	0	0	0	412.00	UT	16.10	16.10	100	1994	1994	3	20	1,327	
3	1241	WD DECK G	0	0	13	4	52.00	UT	11.50	11.50	100	1994	1994	3	20	120	
4	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2003	2003	3	21	403	
5	0810	CONCRETE A	0	0	42	32	1,344.00	SF	6.50	6.50	100	1999	1999	3	77	6,727	

BUILDING DIMENSIONS

UCP=[YR=2012] W23S12 FCP=[YR=2003] S38 E23 N38W23$ E23N12$
PTR= E10S12 BAS=[YR=1994] E26 S40 W26 N40$N12W10 $.

LAND DESCRIPTION

TOTAL OB/XF 8,688

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	000100	C	SFR	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS