

LOT 128
IN OR 765/164
GA'S FDNA BEACH #2 UNR

TIPTON JAMES DEAN & JUDY A L/E/
424 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0128-0000



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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	944	100	944	112,565
DCK	156	10	16	1,908
FOP	40	30	12	1,431
HXB	1,400	100	1,400	166,939
HXB	525	100	525	62,603
HXP	525	30	158	18,840
HXU	456	55	251	29,930
HXY	240	15	36	4,292
TOTALS	4,286		3,342	398,507

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	1,836.00	SF	6.50	6.50	100	1984
2	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	1984
3	0810	CONCRETE A	0 100	50	15	750.00	SF	6.50	6.50	100	1993
4	0855	CONC PAVER	0 100	25	3	75.00	SF	7.00	7.00	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	100	0006	R-2	75.00	100.00	75.00	FF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	3,342	107.1800	133.98	447,761	1984	2000	0	0	0 11.00	89.00
1 DUPLEX - 70.92% - 1999											
Heated Area: 2869											
HX Base Yr 1999											
424 N FLETCHER AVE U&D, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						398,507					
TOTAL MARKET OB/XF VALUE						9,139					
TOTAL LAND VALUE - MARKET						525,000					
TOTAL MARKET VALUE						932,646					
SOH/AGL Deduction						630,628					
ASSESSED VALUE						302,018					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						252,018					
TOTAL JUST VALUE						932,646					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						841,911					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190601	FOP/FROOM	0	11/05/2019
20111366	H/AC	2,950	08/15/2011
20111348	H/AC	2,800	08/11/2011
20040157	REMODEL	2,000	01/26/2004
20034336	REPAIR/RRF	11,000	12/19/2003
20034113	REMODEL	19,000	11/10/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2548/0644	3/16/2022	LE	U	I	11	100			
GRANTOR: TIPTON JAMES DEAN & J									
GRANTEE: TIPTON JERAMY DEAN									
0765/0164	7/15/1996	WD	Q	I		165,000			
GRANTOR: HUNNICUTT JACQUELINE									
GRANTEE: TIPTON JAMES DEAN &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXP=[YR=1993] W35 S15 APT=[YR=1993] S40 E11 FOP=[YR=1993] S4 E10 N4 W10 \$ E24 DCK=[YR=2004] E10 N17 W3 S2 W7 S15 \$ N16 HXU=[YR=2004] N24 W19 S24 E19 \$ W19 N24 W16 \$ E35 N15 \$ PTR= E20 HXY=[YR=2020] E12 HXB=[YR=2020] E35 S15 HXB=[YR=1993] S40 W35 N40 E35 \$ W35 N15\$ S20 W12 N20\$ W20\$.											