LOT 135
IN OR 2587/1745
GA FDNA BEACH #2 UNR

BATEY ANDREW S &/DELNEGRO KIMBERLY
438 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0135-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

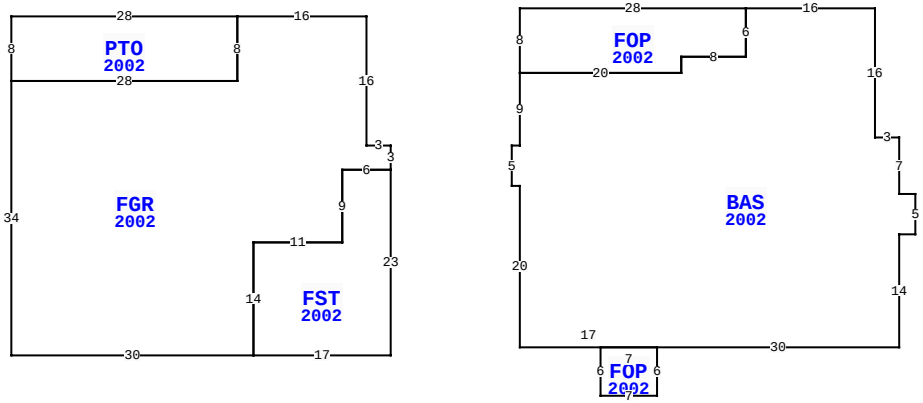
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 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	1,733	100	1,733	388,780
FGR	1,410	55	776	174,088
FOP	42	30	13	2,916
FOP	208	30	62	13,909
FST	292	55	161	36,119
PTO	224	5	11	2,467
TOTALS	3,909		2,756	618,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,756	157.8470	236.77	652,538	2002	2012	0	0	0	5.25	94.75

1 SFR CUST – 100% - 2023 Heated Area: 1733 HX Base Yr 2023



438 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		618,280
TOTAL MARKET OB/XF VALUE		7,954
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,151,234
SOH/AGL Deduction		71,168
ASSESSED VALUE		1,080,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,030,066
TOTAL JUST VALUE		1,151,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,048,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100846	H/AC	4,500	05/21/2010
20100148	XFOB	1,500	01/28/2010
20021757	XFOB	1,000	10/10/2002
20020711	NEW CONSTR	100,000	04/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1745	8/31/2022	WD	Q	I	01	1,335,000
GRANTOR: CROW CYNTHIA & CARLTO						
GRANTEE: BATEY ANDREW S & KI						
1736/1917	4/26/2011	WD	U	I	30	100
GRANTOR: CROW CYNTHIA & CARLTO						
GRANTEE: CROW CYNTHIA & CARL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W3 N16 W16 PTO=[YR=2002] W28 S8 E28 N8 $ S8 W28 S34 E30 FST=[YR=2002] E17 N23 W6 S9 W11 S14 $ N14 E11 N9 E6 N3 $ PTR= E15 BAS=[YR=2002] E1 N9 FOP=[YR=2002] N8 E28 S6 W8 S2 W20 $ E20 N2 E8 N6 E16 S16 E3 S7 E2 S5 W2 S14 W30 FOP=[YR=2002] S6 W7 N6 E7 $ W17 N20 W1 N5 $ W15 $.

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	100	0	0	231.00	SF	6.50	6.50	100	2002	2002	3	82	1,231	
2	0810	CONCRETE A	0	100	25	26	650.00	SF	6.50	6.50	100	2002	2002	3	82	3,465	
3	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2002	2002	3	82	192	
4	1241	WD DECK G	0	100	8	36	288.00	UT	15.53	15.53	100	2002	2002	3	30	1,341	
5	1241	WD DECK G	0	100	30	4	120.00	UT	11.50	11.50	100	2002	2002	3	30	414	
6	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2002	2002	3	20	24	
7	0855	CONC PAVER	0	100	0	0	155.00	SF	10.00	10.00	100	2003	2003	3	83	1,287	

LAND DESCRIPTION

TOTAL OB/XF 7,954

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	100		R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	525,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/06/2024 BY SYS