

KILLHOUR GILSON & CAROLINE
536 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0142-0000

BUILDING CHARACTERISTICS

ELEMENTCD05 AVERAGE 50
Exterior Wall23 REINF CONC 50
Roof Structure03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall04 PLYWOOD 50
Interior Wall05 DRYWALL 50
Interior Floor11 CLAY TILE 60
Interior Flee14 CARPET 40
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms4 100

BathroomsFrame Stories Units BUD8 Adjustme Occupancy
03 MASONRY 100
2. 2. 100
0 100
02 DIST FB 100
00 NONE 100

Quality03 Quality Level 03
DOR CODE0800MULTI-FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1041.00

	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT		1,152	100	1,152	144,378
DCK		48	10	5	627
HXB		1,152	100	1,152	144,378
HXY		86	15	13	1,630
HXY		240	15	36	4,512
SXR		44	10	4	501
SXR		80	10	8	1,003
UOP		224	20	45	5,640

TOTALS3,0262,415302,667

CONSTRUCTIONTYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWEYBNORM% COND2700012,415119.3640149.20360,318196019900016.0084.00

MULTI-FAMILY

APRIL 2023

HEATED AREA: 2304 HX Base Yr

UOP 2010

HXY 2010

SYT 2010

APT 1993

HXB 2010

DCK 2010

SXR 2010

HXY 2010

NASSAU COUNTY PROPERTYVALUATION BYTax Group: 2Tax Dist:BUILDRMARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUESTANDARD302,6677,708350,000660,3752,651657,7240657,724660,37500597,931

SALES DATAOFF RECORD NumberDATETYPEINSTQU / I VRSN CD SALE PRICE2706/1664/15/2024WDQI01925,000GRANTOR: TORPEY NEIL PGRANTEE: KILLHOUR GILSON & C2420/196212/28/2020WDQQI02649,000GRANTOR: HORAK WILLIAM S & JENGRANTEE: TORPEY NEIL P

BUILDING NOTESBUILDING DIMENSIONSAPT=[YR=1993] W18 UOP=[YR=2010] N16W14S16 E14\$ W14 S36E13 DCK=[YR=2010] S8E6N8 W6\$ E19N36\$ PTR=E50 HXB=[YR=2010] W18 HXY=[YR=2010] N16W14S8W4S4 SXR=[YR=2010] S11E4N11W4\$ E4S4E14\$ W14 S36E20 SXR=[YR=2010] S8E10N4 HXY=[YR=2010] E5N26W3S22W2S4\$ N4W10\$ E12N36\$ W50\$.

LAND DESCRIPTIONTOTAL OB/XF7,708LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJ UNIT PRICELAND DATEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000800CMULTI-FAM00006R-250.0093.0050.00FF1.001.001.007,000.007,000.00350,000PRINTED 08/06/2024 BY SYS

REVIEW DATE01/14/2021BYTWATotal Acres: 0.00Total Land Value: 350,000Market: 0Agricultural: 0Common: 350,000