

LOT 143
IN OR 2723/1319
GA FDNA BEACH # 2 UNR

FAIRCLOTH RICHARD LEE & ANGELA GULINO
841 MAY ST UNIT A
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0143-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,429	100	1,429	100,342
FOP	70	30	21	1,474
UGR	330	45	148	10,392
UOP	30	20	6	422
UOP	50	20	10	702
UST	132	45	59	4,143

TOTALS	2,041		1,673	117,476
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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	0	41	24		984.00	SF 6.50	100	1994
2	0810	CONCRETE A	0	0	24	4		96.00	SF 6.50	100	1994
3	0810	CONCRETE A	0	0	3	4		12.00	SF 6.50	100	1993
4	1242	WD DECK A	0	0	7	12		84.00	SF 10.00	100	2003

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	000100	C	SFR	0	0006	R-2	75.00	100.00	75.00	FF	1.00

REVIEW DATE 09/08/2021 BY RK

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,673	105.0000	131.25	219,581	1950	1980	0	0	25	21.50	53.50

1 SNGL FAM - 0% - 0

Heated Area: 1429

HX Base Yr

BLD DATE 03/21/2014

XF DATE

INC DATE

KK

LGL DATE

LAND DATE

AG DATE

05/22/2024

MLU

538 N FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF											
5,000											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						117,476					
TOTAL MARKET OB/XF VALUE						5,000					
TOTAL LAND VALUE - MARKET						446,250					
TOTAL MARKET VALUE						568,726					
SOH/AGL Deduction						46,016					
ASSESSED VALUE						522,710					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						522,710					
TOTAL JUST VALUE						568,726					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						500,299					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061905	ELEC OTHER	900	08/11/2006
20061831	REPAIR/RRF	3,588	08/02/2006
B959490	REPAIR/RRF	2,300	12/12/1995
8195	XFOB	2,200	03/14/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2723/1319	7/08/2024	WD	Q	I	01	820,000	
GRANTOR: HAAG DETLEV & ANNETTE							
GRANTEE: FAIRCLOTH RICHARD L							
2183/1430	3/15/2018	WD	Q	I	01	330,000	
GRANTOR: GOODBREAD JUTTA B							
GRANTEE: HAAG DETLEV & ANNET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W11 UGR=[YR=1993] W3 BAS=[YR=1993] W13 N7 W25 S40 E8 UOP=[YR=1993] S5 E6 N5 W6 \$ E20 UOP=[YR=1994] S5 E10 FOP=[YR=1994] E14 N5 W14 S5 \$ N5 W10 \$ E10 N33 \$ S33 E14 N21 W11 N12 \$ S12 E11 N12 \$.											

Total Acres: 0.00 Total Land Value: 446,250 Market: 0 Agricultural: 0 Common: 446,250 PRINTED 08/06/2024 BY SYS