S36 FT OF LOT 147
GA FDNA BEACH 2 UNR

ALLEN FAMILY REVOCABLE TRUST/ALLEN MARK TRUSTEE
630 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0147-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03

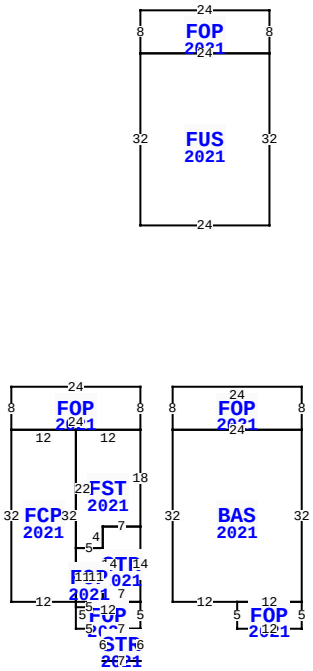
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	159,778
FCP	384	25	96	19,973
FOP	55	30	16	3,328
FOP	60	30	18	3,745
FOP	60	30	18	3,745
FOP	192	30	58	12,066
FOP	192	30	58	12,066
FOP	192	30	58	12,066
FST	236	55	130	27,046
FUS	768	100	768	159,778
TOTALS	3,047		2,002	416,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,002	139.3952	209.09	418,598	2021	2021	0	0	0	0.50	99.50

2 SFR CUST - 100% - 2022 Heated Area: 1536 HX Base Yr 2022



** This building has 12 Sub-Areas

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

630 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		416,505
TOTAL MARKET OB/XF VALUE		7,286
TOTAL LAND VALUE - MARKET		252,000
TOTAL MARKET VALUE		675,791
SOH/AGL Deduction		122,456
ASSESSED VALUE		553,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		503,335
TOTAL JUST VALUE		675,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200123	NEW CONSTR	232,525	04/20/2020
20042235	DEMOLITION	2,000	11/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2264/0986	3/28/2019	WD	Q	V	01	185,000
GRANTOR: WALRIVEN AMY						
GRANTEE: ALLEN FAMILY REVOCA						
2259/0618	3/04/2019	QC	U	V	11	100
GRANTOR: WALRIVEN DALE						
GRANTEE: WALRIVEN AMY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2021] W24 S8 FCP=[YR=2021] S32 E12 FOP=[YR=2021] S5 E5 STR=[YR=2021] S6 E7 N6 W7 $ E7 N5 STR=[YR=2021] N14 FST=[YR=2021] N18 W12S22 FOP=[YR=2021] S11 E5 N11W5$E5N4 E7 $W7 S14E7 $ W12 $ N32 W12 $ E24 N8 $ PTR= E30 FOP=[YR=2021] W24 S8 BAS=[YR=2021] S32 E12 FOP=[YR=2021] S5 E12 N5 W12$ E12 N32 W24 $ E24 N8 $ W30 $ PTR= N30 FUS=[YR=2021] N32 FOP=[YR=2021] N8 E24 S8 W24 $ E24 S32 W24 $ S30 $.

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	0855	CONC PAVER	0	100	0	0	736.00	SF	10.00	10.00	100	2021	2021	3	99	7,286	

LAND DESCRIPTION

TOTAL OB/XF 7,286

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	36.00	100.00	36.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	252,000							

REVIEW DATE 09/30/2021 BY RK Total Acres: 0.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/06/2024 BY SYS