LOT 158
IN OR 2075/1249
ESMT IN OR 450/170

KOUFAKIS LOUIS M & SUSAN B
736 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

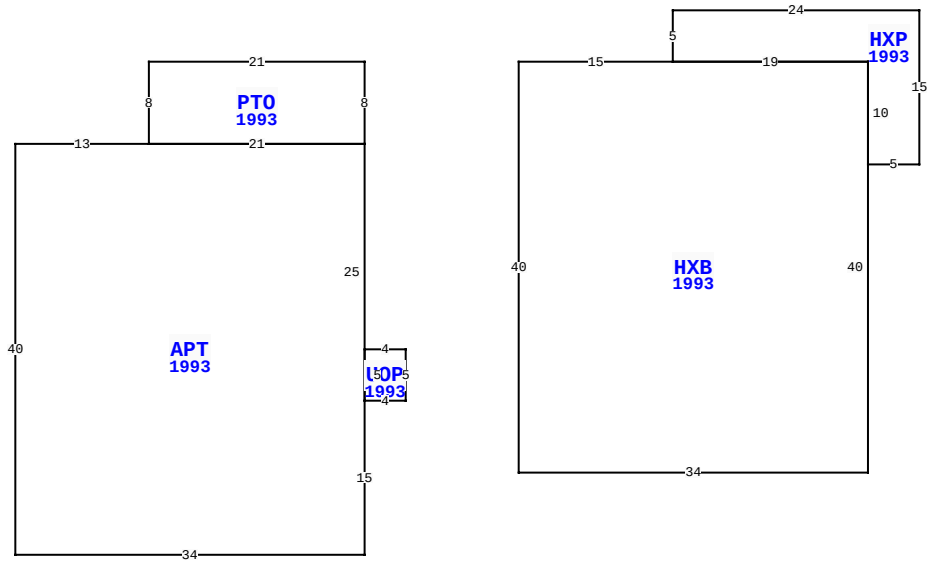
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	23	REINF CONC 50
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,360	100	1,360	149,906
HXB	1,360	100	1,360	149,906
HXP	170	30	51	5,621
PTO	168	5	8	882
UOP	20	20	4	441
TOTALS	3,078		2,783	306,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,783	108.8640	136.08	378,711	1961	1985	0	0	0	19.00	81.00

1 DUPLEX – 50.7% - 2021 Heated Area: 2720 HX Base Yr 2021



736 N FLETCHER AVE U&D, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		306,756
TOTAL MARKET OB/XF VALUE		11,750
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		668,506
SOH/AGL Deduction		199,730
ASSESSED VALUE		468,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		418,776
TOTAL JUST VALUE		668,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172362	REMODEL	50,000	08/01/2017
20100864	H/AC	3,500	05/26/2010
9318	REMODEL	15,000	09/25/1995
1396	SEWER CONNECTION	800	05/26/1989
5338	REPAIR/RRF	3,600	05/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/1249	7/20/2016	QC	U	I	11	120,000
GRANTOR: BUCK JUNE H L/E						
GRANTEE: KOUFAKIS LOUIS M &						
1377/1535	12/30/2005	QC	U	I	01	65,000
GRANTOR: KOUFAKIS LOUIS M & SU						
GRANTEE: KOUFAKIS LOUIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W21 S8 APT=[YR=1993] W13 S40 E34 N15
UOP=[YR=1993] E4 N5 W4 S5 $ N25 W21 $ E21 N8 $ PTR= E15
HXB=[YR=1993] E15 HXP=[YR=1993] N5 E24 S15 W5 N10 W19 $ E19 S40 W34 N40 $ 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	1,620.00	SF	6.50	6.50	100	1961	1961	3	20	2,106	
2	1242	WD DECK A	0	100	0	0	136.00	SF	10.00	10.00	100	2003	2003	3	21	286	
3	1241	WD DECK G	0	100	0	0	334.00	UT	15.53	15.53	100	1993	1993	3	20	1,037	
4	1241	WD DECK G	0	100	0	0	75.00	UT	11.50	11.50	100	2004	2004	3	36	311	
5	1076	TRELLIS A	0	100	8	12	96.00	SF	7.50	7.50	100	2003	2003	3	32	230	
6	0940	SHEDS/PORT	0	100	9	4	36.00	SF	30.00	30.00	100	2003	2003	3	21	227	
7	0851	PATIO STON	0	100	0	0	248.00	SF	0.75	0.75	100	1993	1993	3	66	123	
8	1123	CB 8"	0	100	126	2	252.00	SF	6.15	6.15	100	1961	1961	3	20	310	
9	0961	H-SHUTTERS	0	100	0	0	10.00	UT	800.00	800.00	100	1993	1993	3	89	7,120	

LAND DESCRIPTION

TOTAL OB/XF 11,750

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	000800	C	MULTI-FAM	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 12/05/2019 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS