LOT 164
IN OR 2231/1184 & OR 2385/917
GA FDNA BEACH 2 UNR

DECANIO W J & VIVIAN FAMILY TRUST/DECANIO SUSAN
96697 CESSNA DR
YULEE, FL 32097

2024

00-00-31-134B-0164-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

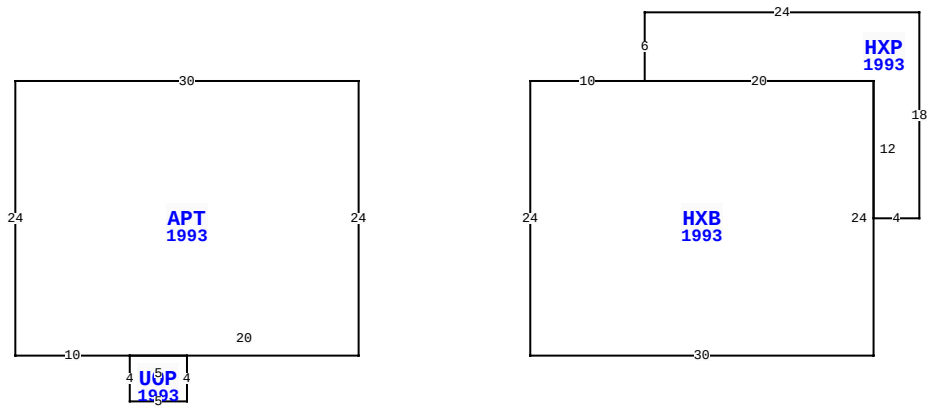
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	720	100	720	106,428
HXB	720	100	720	106,428
HXP	192	30	58	8,573
UOP	20	20	4	591
TOTALS	1,652		1,502	222,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,502	129.5910	161.99	243,309	1961	2005	0	0	0	8.75	91.25

1 DUPLEX – 0% - 0 Heated Area: 1440 HX Base Yr



832 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	222,019
TOTAL MARKET OB/XF VALUE	689
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	572,708
SOH/AGL Deduction	100,135
ASSESSED VALUE	472,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	472,573
TOTAL JUST VALUE	572,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071560	H/AC	8,600	08/22/2007
20071489	REMODEL	6,000	08/10/2007
20071409	REMODEL	1,000	07/30/2007
20071286	REMODEL	4,500	07/12/2007
20071263	REMODEL	20,000	07/10/2007
20071121	OTHER	1,000	06/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0919	8/20/2020	QC	U	I	11	100
GRANTOR: DECANIO WILFRED J & V						
GRANTEE: DECANIO WJ & VIVIAN						
2385/0917	8/20/2020	QC	U	I	11	100
GRANTOR: DECANIO WILFRED J & V						
GRANTEE: DECANIO WJ & VIVIAN						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W30 S24 E10 UOP=[YR=1993] S4 E5 N4 W5 $ E20 N24 $ PTR= E15 HXB=[YR=1993] E10 HXP=[YR=1993] N6 E24 S18 W4 N12 W20 $ E20 S24 W30 N24 $ 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	0	20	6	120.00	SF	6.50	6.50	100	1961	1961	3	20	156	
2	1241	WD DECK G	0	0	10	4	40.00	UT	11.50	11.50	100	2001	2001	3	29	133	
3	0810	CONCRETE A	0	0	3	8	24.00	SF	6.50	6.50	100	1961	1961	3	20	31	
4	0810	CONCRETE A	0	0	2	10	20.00	SF	6.50	6.50	100	1961	1961	3	20	26	
5	0810	CONCRETE A	0	0	2	132	264.00	SF	6.50	6.50	100	1961	1961	3	20	343	

LAND DESCRIPTION

TOTAL OB/XF 689

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	0		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 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS