LOT 165
IN OR 2120/207
GA FDNA BEACH 2 UNR

DENNY MICHAEL &/JOHNS DAVID K (JT/RS)
834 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0165-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

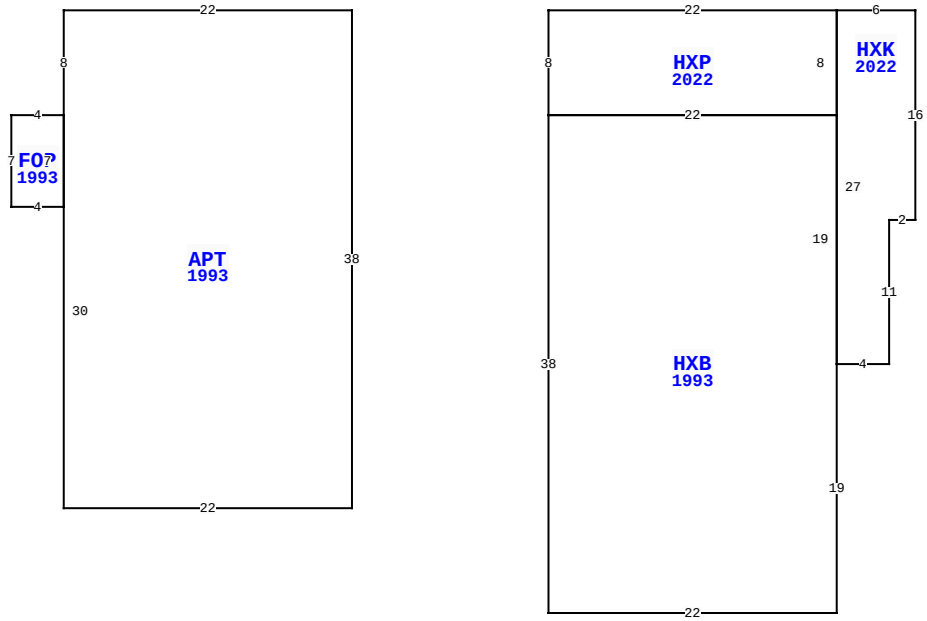
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	836	100	836	115,145
FOP	28	30	8	1,102
HXB	836	100	836	115,145
HXK	140	10	14	1,928
HXP	176	30	53	7,300
TOTALS	2,016		1,747	240,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,747	120.7500	150.94	263,692	1970	2005	0	0	0	8.75	91.25

1 DUPLEX – 0% - 0 Heated Area: 1672 HX Base Yr



834 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	240,619
TOTAL MARKET OB/XF VALUE	8,850
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	599,469
SOH/AGL Deduction	88,190
ASSESSED VALUE	511,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	511,279
TOTAL JUST VALUE	599,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222123	DECK	0	04/22/2022
20121044	REPAIR ROOF	1,500	06/07/2012
20080957	REROOF W/50YR SHN	2,500	06/03/2008
20021074	AWNING OVER SUNDE	1,000	06/25/2002
20020486	REPIPE ALL WTR LI	2,000	03/20/2002
20012727	REWIRE TO CODE	4,000	01/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/0207	5/11/2017	WD	Q	I	01	294,900
GRANTOR: MT/AK PROPERTIES INC						
GRANTEE: DENNY MICHAEL & DAV						
1464/0939	12/08/2006	WD	U	I	19	274,000
GRANTOR: RC/MC PROPERTIES INC						
GRANTEE: MT/AK PROPERTIES IN						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W22 S8 FOP=[YR=1993] W4 S7 E4 N7 $ S30 E22 N38 $ PTR= E15 HXP=[YR=2022] E22 HXK=[YR=2022] E6 S16 W2 S11 W4 HXB=[YR=1993] S19 W22 N38 E22 S19$N27$ S8 W22 N8$ 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	0855	CONC PAVER	0	0	0	0	885.00	SF	10.00	10.00	100	2022	2022	3	100	8,850	

LAND DESCRIPTION

TOTAL OB/XF 8,850

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	0006	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 07/25/2022 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS