LOT 166
IN OR 2406/1842
GA FDNA BEACH 2 UNR

LABADIE SUSAN R & STEVEN V
836 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0166-0000

BUILDING CHARACTERISTICS

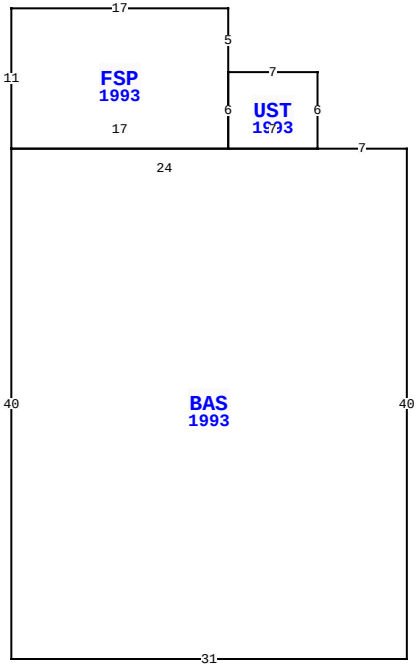
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,240	100	1,240	160,353
FSP	187	40	75	9,699
UST	42	45	19	2,457
TOTALS	1,469		1,334	172,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,334	123.8952	154.87	206,597	1960	1985	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2021 Heated Area: 1240 HX Base Yr 2021



836 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,508
TOTAL MARKET OB/XF VALUE		831
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		523,339
SOH/AGL Deduction		120,153
ASSESSED VALUE		403,186
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		353,186
TOTAL JUST VALUE		523,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060865	OTHER	1,200	04/26/2006
20060866	OTHER	84	04/26/2006
20060616	ELEC OTHER	800	03/24/2006
20051851	REPAIR/RRF	9,000	05/26/2005
6714	REPAIR/RRF	875	08/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1842	11/06/2020	WD	Q	I	01	465,000
GRANTOR: GALLUP JACQUELINE & J						
GRANTEE: LABADIE SUSAN R & S						
1999/0065	8/25/2015	SW	Q	I	01	220,000
GRANTOR: CHRISTIANA TRUST						
GRANTEE: GALLUP JACQUELINE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UST=[YR=1993] N6 W7 FSP=[YR=1993] N5 W17 S11 E17 N6$ S6 E7 $ W24 S40 E31 N40 $.

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	60	8	480.00	SF	6.50	6.50	100	1960	1960	3	20	624	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	1960	1960	3	20	66	
3	0819	CONC 12"	0	100	5	8	40.00	SF	9.50	9.50	100	1960	1960	3	20	76	
4	0819	CONC 12"	0	100	8	3	24.00	SF	9.50	9.50	100	1960	1960	3	20	46	
5	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2003	2003	3	21	19	

LAND DESCRIPTION

TOTAL OB/XF 831

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	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 04/28/2021 BY RK Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS