

LOT 167
IN OR 1354/734
GA FDNA BEACH 2 UNR

O'BRIEN EILEEN & DANIEL
838 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0167-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	11	3,337	154.9400	232.41	775,552	2007	2007	0	0	0	7.50	92.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023														Tax Group: 2 Tax Dist:												
Roof Cover	03	COMP SHNGL 100	Heated Area: 2543														BUILDING MARKET VALUE 717,386												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 13,064												
Interior Floop	11	CLAY TILE 100	HX Base Yr 2023														TOTAL LAND VALUE - MARKET 446,250												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 1,176,700												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 128,805												
Bedrooms	4	100															ASSESSED VALUE 1,047,895												
Bathrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,000												
Frame	07	SPECIAL 100															BASE TAXABLE VALUE 997,895												
Stories	3.	3. 100															TOTAL JUST VALUE 1,176,700												
Units	0	100															NCON VALUE 0												
BUD8 Adjustme	02	DIST FB 100															INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE 1,017,374												
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