

LAY LIVING TRUST/LAY LINDA J TRUSTEE
928 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0170-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	04	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 50		
Interior Wall	05	DRYWALL 50		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		2 100		
Frame Stories	04	REIN CONC 100		
Units	1.	1. 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
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	1,048	100	1,048	126,274
FEP	128	80	102	12,290
FGR	240	55	132	15,905
FOP	35	30	10	1,205
STP	15	10	2	241
TOTALS	1,466		1,294	155,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,294	115.4400	144.30	186,724	1983	1990	0	0	0	16.50	83.50

1 SNGL FAM - 100% - 2004
Heated Area: 1048
HX Base Yr 2004

Diagram showing lot dimensions and area calculations:
Main Lot: 28' x 21' = 588 sq ft
Basement: 29' x 16' = 464 sq ft
Front Porch: 16' x 8' = 128 sq ft
Back Porch: 16' x 8' = 128 sq ft
Side Yard: 12' x 12' = 144 sq ft
Total Area: 1,294 sq ft
FGR: 240 sq ft
FOP: 35 sq ft
STP: 15 sq ft

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		155,915	
TOTAL MARKET OB/XF VALUE		3,715	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		509,630	
SOH/AGL Deduction		309,684	
ASSESSED VALUE		199,946	
TOTAL EXEMPTION VALUE		HX HB VX WX	60,000
BASE TAXABLE VALUE		139,946	
TOTAL JUST VALUE		509,630	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,914	

PERMIT NUM DESCRIPTION AMT ISSUED

20121091	H/AC	5,000	06/12/2012
20100344	CHANGE OUT METER	400	02/23/2010
20020569	RE-ROOF	3,000	04/04/2002
20012372	PORCH & DECK	3,000	10/29/2001
2001925	REPLACE FENCE	1,300	01/11/2000
2627	FENCE	600	01/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/0894	6/01/2010	WD U	I		30	100

GRANTOR:LAY JAMES BARDEN & LI

GRANTEE:LAY JAMES B & LINDA

0526/0944 9/18/1987 QC U I 35,000

GRANTOR:LAY DANIEL CLYDE

GRANTEE:LAY JAMES B & LINDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S21 STP=[YR=1993] W3 S5 E3 FGR=[YR=1993] S20 E12 FOP=[YR=1993] S5 E7 N5 W7 \$ N20 W12 \$ N5 \$ S5 E12 S20 E16 N17 FEP=[YR=1993] E8 N16 W8 S16 \$ N29 \$.

EXTRA FEATURES

L N	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	48	11	528.00	SF	6.50	6.50	100	1983	1983	3	41	1,407	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
3	0819	CONC 12"	0 100	4	4	16.00	SF	19.00	19.00	100	1983	1983	3	41	125	
4	0819	CONC 12"	0 100	3	5	15.00	SF	9.50	9.50	100	1983	1983	3	41	58	
5	1242	WD DECK A	0 100	14	8	112.00	SF	10.00	10.00	100	2003	2003	3	21	235	

928 N FLETCHER AVE, FERNANDINA BEACH

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

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF 3,715

REVIEW DATE 05/12/2019 BY KBA

Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

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