

DECANIO SUSAN M/MORALES JEAN P ET AL
927 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-134B-0175-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 50

Exterior Wall

23

REINF CONC 50

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

2 100

Frame

04

REIN CONC 100

Stories

2.

2. 100

Units

0 100

BUD8 Adjustme

02

DIST FB 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

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

816

100

816

97,552

HXB

816

100

816

97,552

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2700

01

1,632

129.0300

161.29

263,225

1972

1972

0

0

25.88

74.12

1 DUPLEX - 0% - 0

Heated Area: 1632

HX Base Yr

34

24

34

APT
1993

34

24

34

HXB
1993

TOTALS

1,632

1,632

195,102

EXTRA FEATURES

927 N FLETCHER AVE

U&D, FERNANDINA

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

1241

WD DECK G

0

0

0

0

592.00

UT

23.00

23.00

100

2004

2004

3

36

4,902

2

0810

CONCRETE A

0

0

0

0

1,232.00

SF

6.50

6.50

100

2004

2004

3

84

6,727

LAND DESCRIPTION

TOTAL OB/XF

11,629

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

5,300.00

5,300.00

265,000

MARKET ADJUSTMENTS

PAGE 1 of 1

2

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

195,102

TOTAL MARKET OB/XF VALUE

11,629

TOTAL LAND VALUE - MARKET

265,000

TOTAL MARKET VALUE

471,731

SOH/AGL Deduction

25,446

ASSESSED VALUE

446,285

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

446,285

TOTAL JUST VALUE

471,731

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

450,042

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20121973

REPAIR STUCCO & .

5,000

09/25/2012

20080621

REPAIR/RRF

3,750

04/15/2008

20040560

H/AC

8,000

03/23/2004

20040344

REMODEL

5,000

02/26/2004

20040307

REMODEL

8,000

02/24/2004

20040274

REMODEL

30,000

02/18/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2385/0915

8/20/2020

QC U

I

11

100

GRANTOR:DECANIO WILFRED J & V

GRANTEE:DECANIO W.J. & VIVI

2384/1318

7/16/2020

QC U

I

11

128,400

GRANTOR:DECANIO W.J.& VIVIAN

GRANTEE:DECANIO SUSAN M & J

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S34 E24 N34 \$ PTR= E15 HXB=[YR=1993] E24 S34 W24 N34 \$ W15 \$.

REVIEW DATE

06/06/2024

BY

KBA

Total Acres: 0.00

Total Land Value: 265,000

Market: 0

Agricultural: 0

Common: 265,000

PRINTED 08/06/2024 BY SYS