LOT 176
IN OR 1871/863
GA FDNA BEACH 2 UNR

HAWTHORNE MICHAEL D & JANE J
925 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0176-0000

BUILDING CHARACTERISTICS

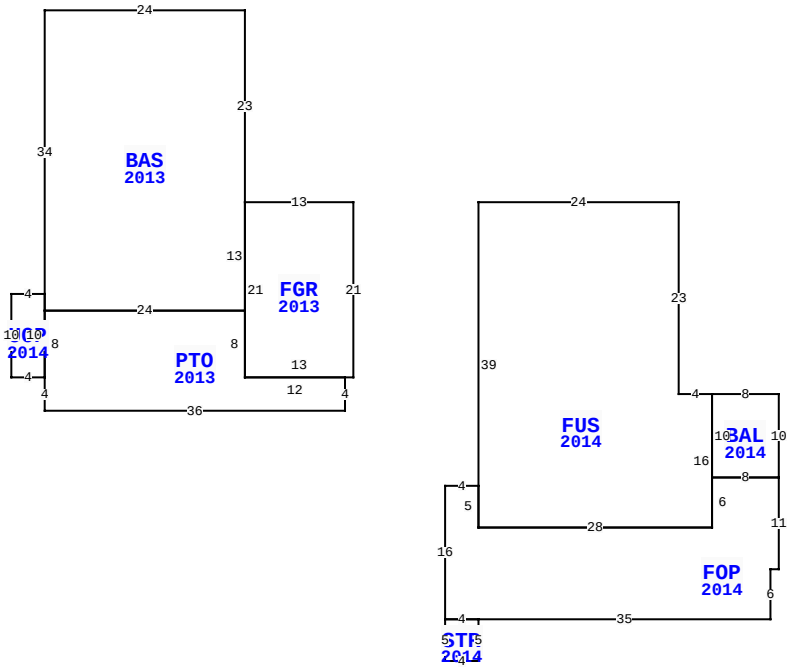
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		2 100
Frame	03	MASONRY 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	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
BAL	80	15	12	1,226
BAS	864	100	864	88,307
FGR	273	55	150	15,331
FOP	502	30	151	15,433
FUS	1,000	100	1,000	102,207
PTO	336	5	17	1,737
STR	20	10	2	205
UOP	40	20	8	818
TOTALS	3,115		2,204	225,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,204	93.0020	116.25	256,215	1963	2000	0	0	0	12.08	87.92

1 SNGL FAM – 100% - 2015 Heated Area: 1864 HX Base Yr 2015



925 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE	08/12/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

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	8	24	192.00	SF	6.50	6.50	100	1963	1963	3	20	250	
2	0810	CONCRETE A	0	100	11	4	44.00	SF	6.50	6.50	100	1963	1963	3	20	57	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2013	2013	3	60	2,160	
4	0810	CONCRETE A	0	100	24	8	192.00	SF	6.50	6.50	100	1963	1963	3	20	250	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,264
TOTAL MARKET OB/XF VALUE		2,717
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		492,981
SOH/AGL Deduction		209,554
ASSESSED VALUE		283,427
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,427
TOTAL JUST VALUE		492,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132868	NEW CONSTR	11,000	12/23/2013
20132802	NEW CONSTR	10,000	12/11/2013
20132768	REMODEL	52,000	12/06/2013
20131855	REMODEL	345	08/07/2013
20052687	XFOB	6,000	09/21/2005
20021941	REMODEL	4,000	11/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1871/0863	8/02/2013	WD	Q	I	01	200,000
GRANTOR: SLEBOS SYLVIA B						
GRANTEE: HAWTHORNE MICHAEL D						
0631/0246	7/16/1991	WD	U	I	06	60,000
GRANTOR: BENNETT RODNEY E						
GRANTEE: SLEBOS SYLVIA B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W13 BAS=[YR=2013] N23 W24 S34 UOP=[YR=2014] W4 S10 E4 PTO=[YR=2013] S4 E36 N4 W12 N8 W24 S8$ N10$ S2 E24 N13$ S21 E13 N21$ PTR= E15 FUS=[YR=2014] E24 S23 E4 BAL=[YR=2014] E8 S10 FOP=[YR=2014] S11 W1 S6 W35 STR=[YR=2014] S5 W4 N5 E4$ W4 N16 E4 S5 E28 N6 E8$ W8 N10$ S16 W28 N39$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,717

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	5,300.00	5,300.00	265,000							

REVIEW DATE 09/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS