

LOT 182
IN OR 2498/1582
ESMT OR 1386/861

MCGOOGAN BRUCE & JENNIFER
829 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0182-0000



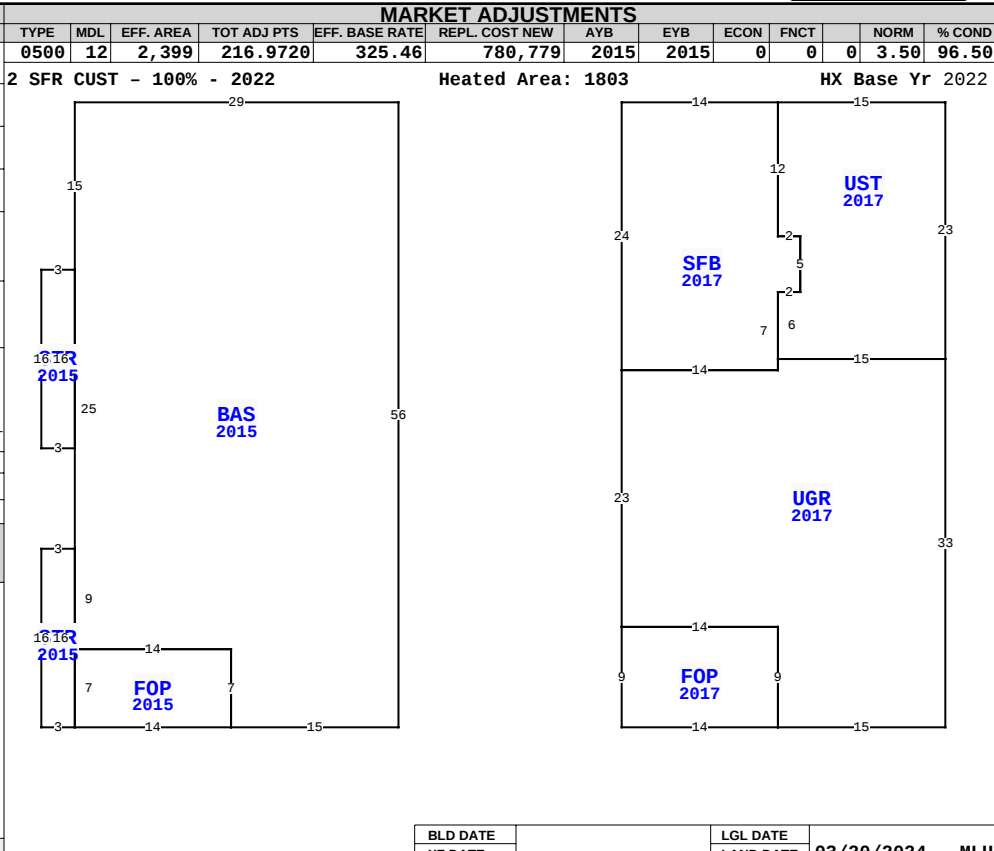
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
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	1,526	100	1,526	479,269
FOP	98	30	29	9,108
FOP	126	30	38	11,934
SFB	346	80	277	86,997
STR	48	10	5	1,570
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UGR	817	45	368	115,577
UST	335	45	151	47,424
TOTALS	3,344		2,399	753,452

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	899.00	SF	7.00	7.00	100	2017
2	0810	CONCRETE A	0	100	0	290.00	SF	6.50	6.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	50.00	100.00	50.00	FF	1.00



829 N FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 7,932											

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		753,452	
TOTAL MARKET OB/XF VALUE		7,932	
TOTAL LAND VALUE - MARKET		265,000	
TOTAL MARKET VALUE		1,026,384	
SOH/AGL Deduction		95,936	
ASSESSED VALUE		930,448	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		880,448	
TOTAL JUST VALUE		1,026,384	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		977,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172878	ADDITION	52,000	09/21/2017
20150030	NEW CONSTR	1,800	01/07/2015
20142574	NEW CONSTR	250,000	12/05/2014
5897	REPAIR/RRF	1,000	03/30/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1582	9/22/2021	WD	Q	I	02	1,090,000
GRANTOR: PATRICK JAMES N & DEB						
GRANTEE: MCGOOGAN BRUCE & JE						
2124/1301	6/05/2017	WD	Q	I	01	420,000
GRANTOR: SAYLOR KENNY GEORGE						
GRANTEE: PATRICK JAMES N & D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W29 S15 STR=[YR=2015] W3 S16 E3 N16\$ S25											
STR=[YR=2015] W3 S16 E3 FOP=[YR=2015] E14 N7 W14 S7\$ N16\$ S9											
E14 S7 E15 N56\$ PTR=E20 SFB=[YR=2017] E14 UST=[YR=2017] E15											
S23 UGR=[YR=2017] S33 W15 FOP=[YR=2017] W14 N9 E14 S9\$ N9 W14											
N23 E14 N1 E15\$ W15 N6 E2 N5 W2 N12\$ S12 E2 S5 W2 S7 W14 N24\$											
W20\$.											