

LOT 186
IN OR 2084/1912
GA FDNA BEACH 2 UNR

MCAVOY MICHAEL C & JANE ELIZABETH
737 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0186-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

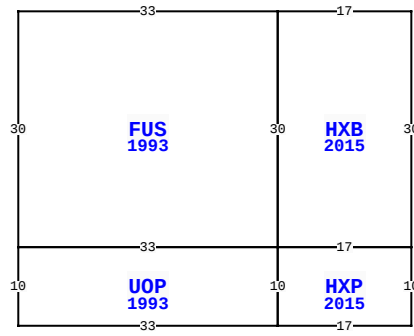
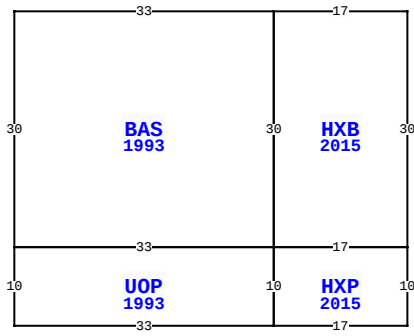
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	990	104,875
FUS	990	100	990	104,875
HXB	510	100	510	54,027
HXB	510	100	510	54,027
HXP	170	30	51	5,403
HXP	170	30	51	5,403
UOP	330	20	66	6,992
UOP	330	20	66	6,992
TOTALS	4,000		3,234	342,593

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	188.00	SF	6.50	6.50	807
2	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	960
3	0810	CONCRETE A	0	100	0	0	1,675.00	SF	6.50	6.50	7,186
4	0810	CONCRETE A	0	100	21	27	567.00	SF	6.50	6.50	2,432
5	0810	CONCRETE A	0	100	12	52	624.00	SF	6.50	6.50	2,920
6	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	116
7	1241	WD DECK G	0	100	17	3	51.00	UT	11.50	11.50	117

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAM	100	0006	R-2	75.00	100.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	01	3,234	104.8800	129.00	417,186	1976	1985	0	0	17.88	82.12
1 TRI PLEX - 100% - 2016 Heated Area: 3000 HX Base Yr 2016											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										342,593	
TOTAL MARKET OB/XF VALUE										14,538	
TOTAL LAND VALUE - MARKET										337,875	
TOTAL MARKET VALUE										695,006	
SOH/AGL Deduction										308,788	
ASSESSED VALUE										386,218	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										336,218	
TOTAL JUST VALUE										695,006	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										656,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060949	REROOF W/30YR SHN	2,400	05/02/2006
20040853	EXTERIOR DOORS	2,000	05/06/2004
5851B	20X8 STG BLDG	1,500	03/09/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2084/1912	10/04/2016	QC	U	I	11	100	
GRANTOR: MCAVOY MICHAEL C							
GRANTEE: MCAVOY MICHAEL C &							
2078/1040	10/04/2016	QC	U	I	11	152,700	
GRANTOR: MCAVOY MICHAEL C							
GRANTEE: MCAVOY MICHAEL C &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXB=[YR=2015] W17 BAS=[YR=1993] W33 S30 UOP=[YR=1993] S10 E33 N10 W33 \$ E33 N30 \$ S30 HXP=[YR=2015] S10 E17 N10 W17\$ E17 N30\$ PTR= E15 FUS=[YR=1993] E33 HXB=[YR=2015] E17 S30 HXP=[YR=2015] S10 W17 N10 E17\$ W17 N30\$ S30 UOP=[YR=1993] S10 W33 N10 E33 \$ W33 N30 \$ W15 \$.											

TOTAL OB/XF											
14,538											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000800	C	MULTI-FAM	100	0006	R-2	75.00	100.00	75.00	FF	