LOT 189
IN OR 1871/985
GA FDNA BEACH #2 UNR

SMITH MATTHEW
731 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0189-0000

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

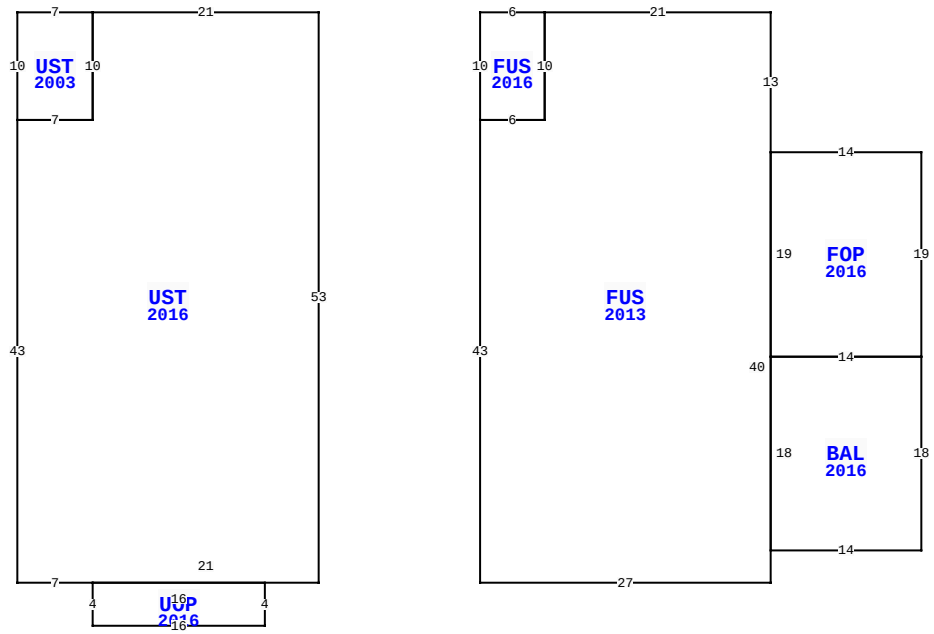
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	252	15	38	3,259
FOP	266	30	80	6,861
FUS	1,371	100	1,371	117,580
FUS	60	100	60	5,146
UOP	64	20	13	1,115
UST	70	45	32	2,745
UST	1,414	45	636	54,545
TOTALS	3,497		2,230	191,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	109.7600	104.27	232,522	1957	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1431 HX Base Yr



BLD DATE	01/29/2014 DJ	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

731 N FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	191,249
TOTAL MARKET OB/XF VALUE	972
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	457,221
SOH/AGL Deduction	171,152
ASSESSED VALUE	286,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,069
TOTAL JUST VALUE	457,221
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141504	REMODEL	80,000	07/10/2014
19972420	REROOF	3,000	12/19/1997
B969834	REPAIR/RRF	1,000	05/24/1996
6430	ADDITION	12,600	03/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1871/0985	7/23/2013	WD	Q	I	02	139,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: SMITH MATTHEW						
1850/1330	4/12/2013	CT	U	I	18	115,000
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

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	1241	WD DECK G	0	0	0	0	136.00	UT	15.53	15.53	100	2000	2000	3	28	591	
2	1241	WD DECK G	0	0	15	4	60.00	UT	11.50	11.50	100	2000	2000	3	28	193	
3	0962	SKYLIGHT	0	0	0	0	1.00	UT	250.00	250.00	100	1998	1998	3	75	188	

BUILDING DIMENSIONS

UST=[YR=2016] W21 UST=[YR=2003] W7 S10 E7 N10$ S10 W7 S43 E7UOP=[YR=2016] S4 E16 N4 W16$ E21 N53$ PTR= E15 FUS=[YR=2016] E6 FUS=[YR=2013] E21 S13 FOP=[YR=2016] E14 S19 BAL=[YR=2016] S18 W14 N18 E14$ W14 N19$ S40 W27 N43 E6 N10$ S10 W6 N10$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 972

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS