LOT 190
IN OR 2498/1671
GA FDNA BEACH #2 UNR

GREENWALD LORRAINE
729 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0190-0000

BUILDING CHARACTERISTICS

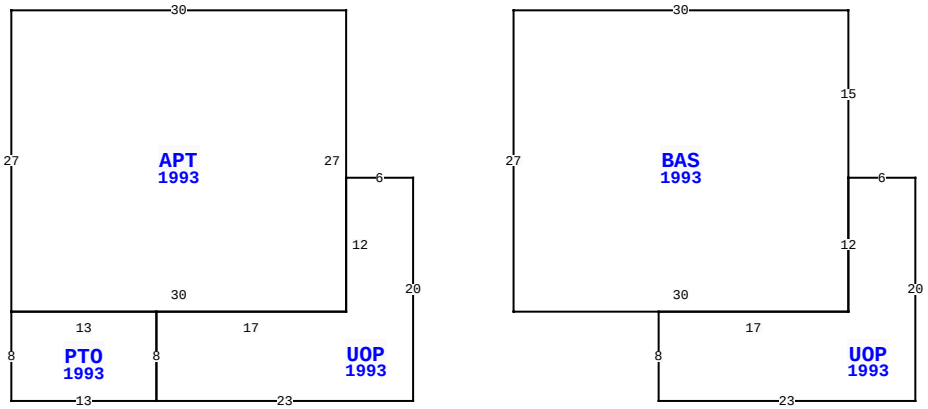
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	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	810	100	810	106,017
BAS	810	100	810	106,017
PTO	104	5	5	655
UOP	256	20	51	6,675
UOP	256	20	51	6,675
TOTALS	2,236		1,727	226,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,727	121.4000	151.75	262,072	1951	1995	0	0	0	13.75	86.25

1 DUPLEX – 0% - 0 Heated Area: 1620 HX Base Yr



729 N FLETCHER AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	226,037
TOTAL MARKET OB/XF VALUE	411
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	491,448
SOH/AGL Deduction	0
ASSESSED VALUE	491,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,448
TOTAL JUST VALUE	491,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060934	REMODEL	2,000	05/01/2006
20060787	REPAIR/RRF	3,500	04/17/2006
20060746	REPAIR/RRF	2,493	04/13/2006
19984164	ADDITION	8,000	08/14/1998
7353	REPAIR/RRF	400	10/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1671	9/22/2021	WD	Q	I	01	595,000
GRANTOR: HUGHES SUSAN E F/K/A						
GRANTEE: GREENWALD LORRAINE						
1269/1563	10/29/2004	QC	U	I	01	100
GRANTOR: HANCOCK STEPHEN E						
GRANTEE: HANCOCK SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W30 S27 PTO=[YR=1993] S8 E13 UOP=[YR=1993] E23 N20 W6 S12 W17 S8 $ N8 W13 $ E30 N27 $ PTR= E15
BAS=[YR=1993] E30 S15 UOP=[YR=1993] E6 S20 W23 N8 E17 N12 $ S12 W30 N27 $ W15 $.

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	1243	WD DECK F	0	0	6	8	48.00	SF	3.20	3.20	100	2002	2002	3	20	31	
2	1243	WD DECK F	0	0	8	7	56.00	SF	3.20	3.20	100	2002	2002	3	20	36	
3	1241	WD DECK G	0	0	17	4	68.00	UT	11.50	11.50	100	2006	2006	3	44	344	

LAND DESCRIPTION

TOTAL OB/XF 411

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	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							

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