

LOT 191  
IN OR 2426/1347  
GA FDNA BEACH 2 UNR

BEACHSIDE 727 LLC  
1441 N FLETCHER AVE #U&D  
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0191-0000



| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 15      | CONC BLOCK 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           | 11      | CLAY TILE 50     |
| Interior Floor           | 13      | LVT/LAMNT 50     |
| 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       | 840              | 100         | 840          | 99,669               |
| HXB       | 840              | 100         | 840          | 99,669               |
| HXP       | 84               | 30          | 25           | 2,967                |
| HXP       | 168              | 30          | 50           | 5,933                |
| HXU       | 84               | 55          | 46           | 5,458                |
| UOP       | 84               | 20          | 17           | 2,017                |
| UOP       | 168              | 20          | 34           | 4,034                |
| UST       | 84               | 45          | 38           | 4,509                |
| TOTALS    | 2,352            |             | 1,890        | 224,255              |

| EXTRA FEATURES |            |             |         |   |    |       |    |        |                |           |         |
|----------------|------------|-------------|---------|---|----|-------|----|--------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R  | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 12 | 4     |    | 48.00  | SF 6.50        | 100       | 1983    |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 16 | 4     |    | 64.00  | SF 6.50        | 100       | 1983    |
| 3              | 1241       | WD DECK G   | 0       | 0 | 14 | 4     |    | 56.00  | UT 11.50       | 100       | 1985    |
| 4              | 1241       | WD DECK G   | 0       | 0 | 14 | 4     |    | 56.00  | UT 11.50       | 100       | 1985    |
| 5              | 1242       | WD DECK A   | 0       | 0 | 10 | 10    |    | 100.00 | SF 10.00       | 100       | 2000    |
| 6              | 1241       | WD DECK G   | 0       | 0 | 8  | 8     |    | 64.00  | UT 17.25       | 100       | 2004    |

| 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                | 000800   | C   | MULTI-FAM            | 0   | 0006 | R-2      | 50.00 | 100.00 | 50.00       | FF        | 1.00 |

| MARKET ADJUSTMENTS                                                                      |     |           |             |                |                |      |      |      |      |       |        |
|-----------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 2700                                                                                    | 01  | 1,890     | 113.6800    | 142.10         | 268,569        | 1956 | 1990 | 0    | 0    | 16.50 | 83.50  |
| 1 DUPLEX - 0% - 0                                                                       |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1680                                                                       |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                                                                              |     |           |             |                |                |      |      |      |      |       |        |
| <div><div>UOP 1993</div><div>UST 1993</div><div>APT 1993</div><div>UOP 1993</div></div> |     |           |             |                |                |      |      |      |      |       |        |
| <div><div>HXP 1993</div><div>HXU 1993</div><div>HXB 1993</div><div>HXP 1993</div></div> |     |           |             |                |                |      |      |      |      |       |        |

|                   |                       |          |           |            |     |
|-------------------|-----------------------|----------|-----------|------------|-----|
| 727 N FLETCHER AV | U&D, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/20/2024 | MLU |
|                   |                       | XF DATE  | LAND DATE |            |     |
|                   |                       | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 1,154       |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 224,255   |             |
| TOTAL MARKET OB/XF VALUE  |  | 1,154     |             |
| TOTAL LAND VALUE - MARKET |  | 265,000   |             |
| TOTAL MARKET VALUE        |  | 490,409   |             |
| SOH/AGL Deduction         |  | 12,400    |             |
| ASSESSED VALUE            |  | 478,009   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 478,009   |             |
| TOTAL JUST VALUE          |  | 490,409   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 434,554   |             |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20002830   | ADD 8'DECK TO EXI | 1,200 | 05/01/2000 |
| 6361B      | REPAIR/RRF        | 2,200 | 02/08/1991 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2426/1347                      | 1/21/2021 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: EVANS JOHN RUSSELL SR |           |           |     |     |        |            |  |
| GRANTEE: BEACHSIDE 727 LLC     |           |           |     |     |        |            |  |
| 2387/1156                      | 8/25/2020 | WD        | Q   | I   | 01     | 361,000    |  |
| GRANTOR: RINTOUL JAMES N       |           |           |     |     |        |            |  |
| GRANTEE: EVANS JOHN RUSSELL    |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UST=[YR=1993] W14 UOP=[YR=1993] W14 S6 APT=[YR=1993] S30       |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1993] S6 E28 N6 W28 \$ E28 N30 W28 \$ E14 N6 \$ S6 E14 |  |  |  |  |  |  |  |  |  |  |  |
| N6 \$ PTR= E15 HXP=[YR=1993] E14 HXU=[YR=1993] E14 S6          |  |  |  |  |  |  |  |  |  |  |  |
| HXB=[YR=1993] S30 HXP=[YR=1993] S6 W28 N6 E28 \$ W28 N30 E28   |  |  |  |  |  |  |  |  |  |  |  |
| \$ W14 N6 \$ S6 W14 N6 \$ W15 \$ .                             |  |  |  |  |  |  |  |  |  |  |  |