

LOT 192
IN OR 2497/484
GA FDNA BEACH 2 UNR

BEACHSIDE 725 LLC
1441 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0192-0000



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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
BAS	852	100	852	89,767
FOP	128	30	38	4,004
HXB	852	100	852	89,767
HXE	104	80	83	8,745
HXP	24	30	7	737
HXP	196	30	59	6,217
UOP	196	20	39	4,109
TOTALS	2,352		1,930	203,345

TOTALS		2,352	1,530		203,345		
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	0	10	10	
2	0810	CONCRETE A	0	0	17	4	
3	0810	CONCRETE A	0	0	16	4	
4	1241	WD DECK G	0	0	15	4	
5	1241	WD DECK G	0	0	15	4	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000800	C	MULTI - FAM	0	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,930	100.9400	126.18	243,527	1957	1990	0	0	0	16.50	83.50	
1 DUPLEX - 0% - 0													
Heated Area: 1787													
HX Base Yr													

725 N FLETCHER AVE U&D, FERNANDINA BEACH													
BLD DATE: 03/20/2024 MLU													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 2												Tax Dist:	
BUILDING MARKET VALUE												203,345	
TOTAL MARKET OB/XF VALUE												1,126	
TOTAL LAND VALUE - MARKET												265,000	
TOTAL MARKET VALUE												469,471	
SOH/AGL Deduction												0	
ASSESSED VALUE												469,471	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												469,471	
TOTAL JUST VALUE												469,471	
NCON VALUE												0	
INCOME VALUE												0	
PREVIOUS YEAR MKT VALUE												446,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090633	REROOF W/30YR SHN	1,950	05/22/2009
19990444	REPAIR EXT.WALLS	800	05/17/1999
5050	ENCLOSE PORCH	550	10/13/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2497/0484	9/16/2021	WD	U	I	11	100			
GRANTOR:EVANS JOHN R & AMY D									
GRANTEE:BEACHSIDE 725 LLC									
2466/1145	6/01/2021	SW	Q	I	02	320,000			
GRANTOR:FIN HOMES LLC									
GRANTEE:EVANS JOHN R & AMY									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W12 FOP=[YR=1993] W16 S8 E16 N8\$ S8 W16 S27 UOP=[YR=1993] S7 E28 N7 W28 \$ E28 N35 \$ PTR= E15 HXP=[YR=1993] E3 HXE=[YR=1993] E13 HXB=[YR=1993] E12 S35 HXP=[YR=1993] S7 W28 N7 E28 \$ W28 N27 E16 N8 \$ S8 W13 N8 \$ S8 W3 N8 \$ W15 \$.													