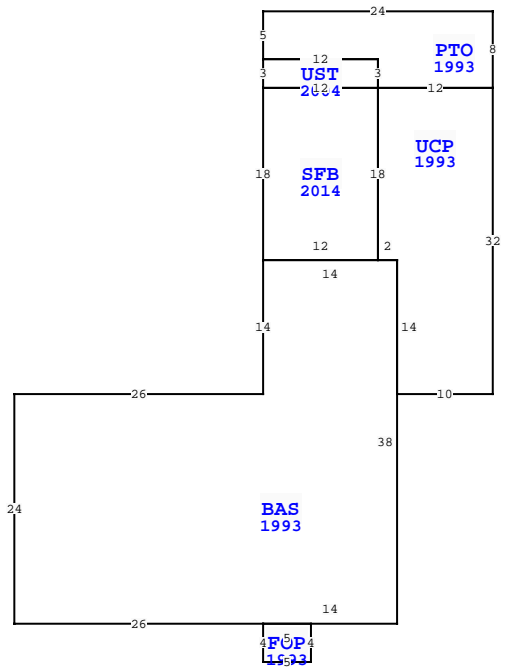


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 50
Roof Cover	12 MODULAR MT 50
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,430	129.4800	161.85	231,446	1959	1990		0	0	16.50	83.50
1 SNGL FAM - 100% - 2015 Heated Area: 1329 HX Base Yr 2015												



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	1,156	100	1,156	156,228
FOP	20	30	6	811
PTO	156	5	8	1,081
SFB	216	80	173	23,380
UCP	356	20	71	9,595
UST	36	45	16	2,163
TOTALS	1,940		1,430	193,257

723 N FLETCHER AVE A&B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			334,391
TOTAL MARKET OB/XF VALUE			7,339
TOTAL LAND VALUE - MARKET			337,875
TOTAL MARKET VALUE			679,605
SOH/AGL Deduction			271,139
ASSESSED VALUE			408,466
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			358,466
TOTAL JUST VALUE			679,605
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			646,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131782	PERGOLA	2,000	07/29/2013
20130334	PROPANE TANK,RISE	550	02/19/2013
20121501	TORCH DWN ROOF/B2	5,000	07/26/2012
20051904	REROOF W/40YR SHN	4,000	06/06/2005
20010595	XFOB	1,000	04/12/2001
20010276	STUCCO	3,000	02/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1819/1332	10/12/2012	WD	Q	I	02	291,000
GRANTOR: KEENE BLANCHE H						
GRANTEE: WOMACK BAMBI J						
0886/0022	6/07/1999	WD	Q	I		162,500
GRANTOR: SUMNER JACK R & SANDR						
GRANTEE: KEENE BLANCHE H						

EXTRA FEATURES																
L N	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	0810	CONCRETE A	0 100	62	10	620.00	SF	6.50	6.50	100	1998	1998	3	75	3,023	
2	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	75	293	
3	0810	CONCRETE A	0 100	26	12	312.00	SF	6.50	6.50	100	2001	2001	3	80	1,622	
4	1241	WD DECK G	0 100	0	0	315.00	UT	17.25	17.25	100	2001	2001	3	29	1,576	
5	1076	TRELLIS A	0 100	0	0	155.00	SF	7.50	7.50	100	2013	2013	3	71	825	

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

BUILDING NOTES	
PTO=[YR=1993] W24 S5 UST=[YR=2004] S3 SFB=[YR=2014] S18 BAS=[YR=1993] S14 W26 S24 E26 FOP=[YR=1993] S4 E5 N4 W5 \$ E14 N38 W14 \$ E12 N18 W12 \$ E12 N3 W12 \$ E12 S3UCP=[YR=1993] S18 E2 S14 E10 N32 W12 \$ E12 N8 \$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,300.00	4,505.00	337,875							

LOT 193
IN OR 1819/1332
GA FDNA BEACH #2 UNR

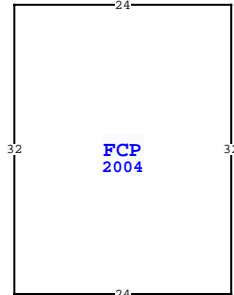
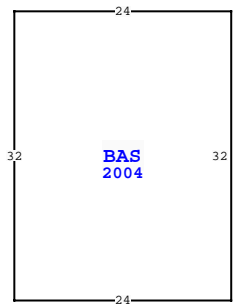
WOMACK BAMBI J
723 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0193-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	01	FLAT 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	07	SPECIAL 100	
Stories	2.	2. 100	
Units		0 100	
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
BAS	768	100	768
FCP	768	25	192
			SUBAREA MARKET VALUE
			112,908
			28,227
TOTALS	1,536		960
			141,134

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SNGL FAM	- 0%	- 2015		155,520	2004	2004	0	0	9.25	90.75
				Heated Area: 768			HX Base Yr 2015				



NASSAU COUNTY PROPERTY		PAGE 2 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,391
TOTAL MARKET OB/XF VALUE		7,339
TOTAL LAND VALUE - MARKET		337,875
TOTAL MARKET VALUE		679,605
SOH/AGL Deduction		271,139
ASSESSED VALUE		408,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,466
TOTAL JUST VALUE		679,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003545	INSTALL A/C	0	07/24/2000
20000650	ADDITION	40,000	04/06/2000
20001909	STG RM & DECK	8,900	01/07/2000
19983847	PLUMBING FOR REMO	0	06/08/1998
19983846	NEW PLUMBING & DO	2,400	06/08/1998
19972076	DRIVEWAY	1,900	09/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1819/1332	10/12/2012	WD	Q	I	02	291,000
GRANTOR: KEENE BLANCHE H						
GRANTEE: WOMACK BAMBI J						
0886/0022	6/07/1999	WD	Q	I		162,500
GRANTOR: SUMNER JACK R & SANDR						
GRANTEE: KEENE BLANCHE H						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
723 N FLETCHER AVE A&B, FERNANDINA BEACH														
BLD DATE: 03/20/2024 MLU														
XF DATE: 03/20/2024 MLU														
AG DATE: 03/20/2024 MLU														
TOTAL OB/XF: 0														

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W24 S32 E24 N32 \$ PTR= S40 FCP=[YR=2004] W24 S32 E24 N32 \$ N40 \$.

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV