

LOT 194(EX PT IN OR 1482/1393)
IN OR 2457-1093 GA FDNA BEACH
#2 UNR

BRENDEL JANET E & JOHN S
657 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0194-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1041.00	

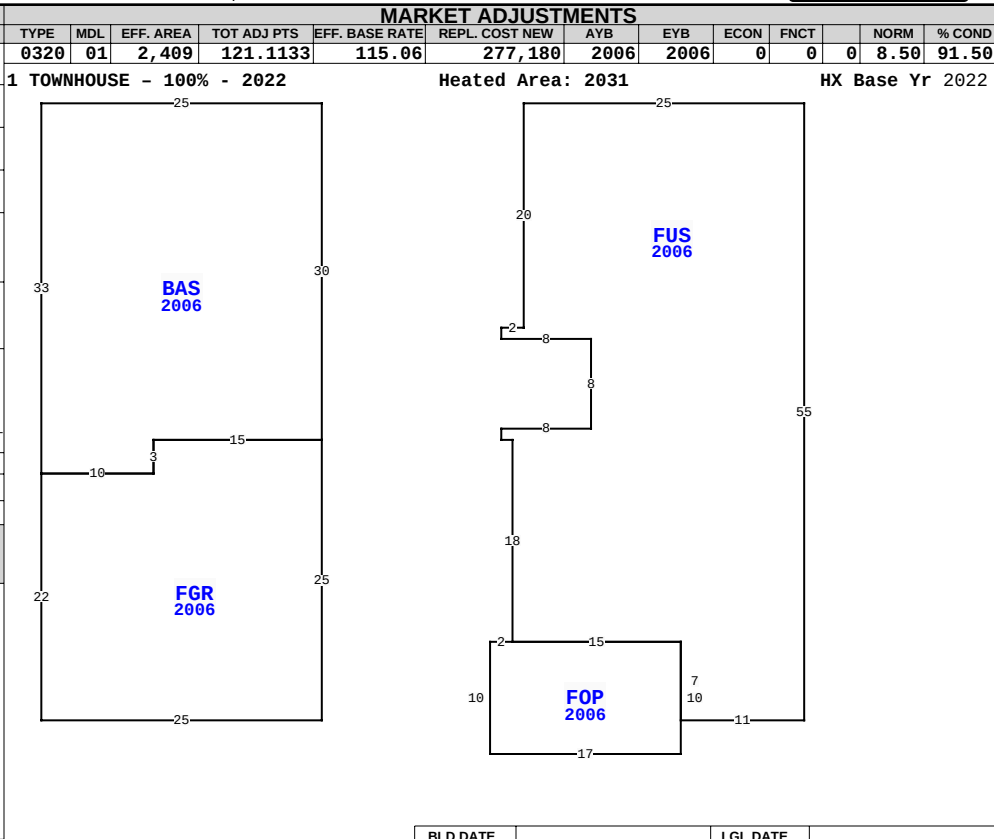
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	82,119
FGR	595	55	327	34,427
FOP	170	30	51	5,369
FUS	1,251	100	1,251	131,705
TOTALS	2,796		2,409	253,620

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0 100	45	19	855.00	SF	6.50	6.50	100	2006	2006	3	87	4,835	
3	0810	CONCRETE A	0 100	49	3	147.00	SF	6.50	6.50	100	2006	2006	3	87	831	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF																8,816
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
1	000100	C	SFR	100	0006	R-2	34.00	100.00	34.00	FF		1.00	1.00	1.25	5,300.00	6,625.00

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REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	225,250	Market:	0	Agricultural:	0	Common:	225,250
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			253,620
TOTAL MARKET OB/XF VALUE			8,816
TOTAL LAND VALUE - MARKET			225,250
TOTAL MARKET VALUE			487,686
SOH/AGL Deduction			0
ASSESSED VALUE			487,686
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			437,686
TOTAL JUST VALUE			487,686
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061449	LATTICE FENCE	950	06/26/2006
20061280	IRRIGATION SYSTEM	500	06/07/2006
20061281	OTHER	500	06/07/2006
20060393	GAS	495	02/23/2006
20060394	GAS	495	02/23/2006
20060234	ELEC OTHER	4,500	01/27/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2457/1093	4/29/2021	WD	Q	I	01
GRANTOR: GRAHAM JOANNA ELIZABE					
GRANTEE: BRENDEN JANET E & J					
1895/0181	12/20/2013	WD	Q	I	02
GRANTOR: ROYLE LLC					
GRANTEE: GRAHAM JOANNA ELIZA					

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2006] N25 BAS=[YR=2006] N30 W25 S33 E10 N3 E15\$W15 S3 W10 S22 E25\$ PTR=E15S3 FOP=[YR=2006] N10 E2 FUS=[YR=2006] N18 W1N1E8 N8 W8 N1 E2 N20 E25 S55 W11 N7 W15\$E15 S10 W17\$ N3W15\$.	