

**PANIDES WALLACE C L/E/
639 N FLETCHER AV
FERNANDINA BEACH, FL 32034**

00-00-31-134B-0195-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	23	REINF CONC 80		
Exterior Wall	10	ABOVE AVG 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	03	PLASTER 60		
Interior Wall	05	DRYWALL 40		
Interior Floor	05	ASPH TILE 80		
Interior Floor	14	CARPET 20		
Air Condition Heating Type Bedrooms	02	WINDOW 100 FORCED AIR 100 3 100		
Bathrooms Frame Stories	03	2 100 MASONRY 100 1. 1. 100		
Units BUD8 Adjustme Occupancy	02	0 100 DIST FB 100 00 NONE 100		
Quality	03	Quality Level 03		
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
BAL	84	15	13	1,368
BAS	1,296	100	1,296	136,382
FUS	672	100	672	70,717
UOP	84	20	17	1,789
UST	177	45	80	8,419
TOTALS	2,313		2,078	218,673
EXTRA FEATURES				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,078	103.2920	129.12	268,311	1956	1985	0	0	18.50	81.50
1 SNGL FAM - 100% - 0 Heated Area: 1968 HX Base Yr											

UST 1993

BAS 1993

UOP 2004

FUS 2004

BAL 2005

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		218,673	
TOTAL MARKET OB/XF VALUE		1,424	
TOTAL LAND VALUE - MARKET		397,500	
TOTAL MARKET VALUE		617,597	
SOH/AGL Deduction		444,890	
ASSESSED VALUE		172,707	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		122,707	
TOTAL JUST VALUE		617,597	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,304	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/619	6/04/2024	LE	U	I	11	100

GRANTOR: PANIDES WALLACE C

GRANTEE: KEYSER CRISTINA MAR

0615/0617 12/28/1990 WD Q I 58,600

GRANTOR: MCCAIN ALTO D

GRANTEE: PANIDES WALLACE C

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W9 S5 W3 BAS=[YR=1993] N1 W36 S30 E12
UOP=[YR=2004] S7 E12 N7 W12 \$ E36 N18 W12 N11 \$ S11 E12 N16
\$ PTR= E15 FUS=[YR=2004] E12 N9 E12 S9 E12 S13 W12 S8
BAL=[YR=2005] S7W12N7E12\$ W12 N8 W12 N13 \$ W15 \$.

LAND DESCRIPTION

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	000100	C	SFR	100	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	5,300.00	3,975.00	397,500							

REVIEW DATE 05/12/2019 BY KBA

Total Acres: 0.00 Total Land Value: 397,500 Market: 0 Agricultural: 0 Common: 397,500

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