LOT 197
IN OR 2365/47
GA FDNA BEACH #2 UNR

HENRICI JONATHAN P
637 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0197-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

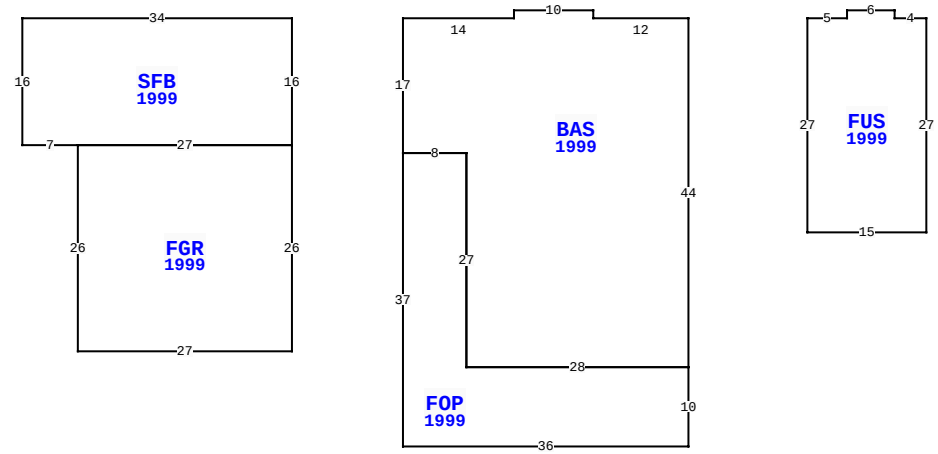
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
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	1,378	100	1,378	185,466
FGR	702	55	386	51,952
FOP	576	30	173	23,284
FUS	411	100	411	55,317
SFB	544	80	435	58,547
TOTALS	3,611		2,783	374,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,783	121.6656	152.08	423,239	1999	2000	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 2024 Heated Area: 2224 HX Base Yr



637 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	374,567
TOTAL MARKET OB/XF VALUE	3,578
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	643,145
SOH/AGL Deduction	0
ASSESSED VALUE	643,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	643,145
TOTAL JUST VALUE	643,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131309	REPSID	4,000	06/10/2013
20122524	NEW METAL ROOF	24,911	12/17/2012
983732	NEW CONSTR	200,000	05/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0047	5/14/2020	WD	U	I	11	100
GRANTOR: HENRICI PHILIP R						
GRANTEE: HENRICI JONATHAN P						
0740/0436	9/27/1995	WD	Q	V		25,000
GRANTOR: COURSON AUSTIN						
GRANTEE: HENRICI PHILIP R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 N1 W10 S1 W14 S17 FOP=[YR=1999] S37 E36 N10 W28 N27 W8 $ E8 S27 E28 N44 $ PTR= E15 FUS=[YR=1999] E5 N1 E6 S1 E4 S27 W15 N27 $ W15 $ PTR= W50 SFB=[YR=1999] W34 S16 E7 FGR=[YR=1999] S26 E27 N26 W27 $ E27 N16 $ E50 $.

EXTRA FEATURES

LN	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	0	0	0	495.00	SF	6.50	6.50	100	1999	1999	3	77	2,477	
2	0810	CONCRETE A	0	0	20	11	220.00	SF	6.50	6.50	100	1999	1999	3	77	1,101	

LAND DESCRIPTION

TOTAL OB/XF 3,578

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS