

LOT 210
IN OR 1998/1396
GA FDNA BEACH =2 UNR

WOODS SEAN P & JEAN L
437 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0210-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units	0	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	120	15	18	3,304
BAL	187	15	28	5,139
FGR	972	55	535	98,184
FOP	360	30	108	19,820
FOP	684	30	205	37,622
FUS	1,740	100	1,740	319,327
FUS	1,956	100	1,956	358,968
SFB	324	80	259	47,532
STR	48	10	5	918
STR	68	10	7	1,284
TOTALS	6,459		4,861	892,096

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	2019
2	0855	CONC PAVER	0	100	0	0		414.00	SF 10.00	100	2019
3	0855	CONC PAVER	0	100	0	0		100.00	SF 10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	75.00	100.00	75.00	FF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,861	124.4016	186.60	907,063	2019	2019	0	0	0	1.65	98.35
1 SFR CUST - 100% - 2020												
Heated Area: 3955												
HX Base Yr 2020												

437 N FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 8,502											

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
1	000100	C	SFR	100		R-2	75.00	100.00	75.00	FF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
892,096											
TOTAL MARKET OB/XF VALUE											
8,502											
TOTAL LAND VALUE - MARKET											
397,500											
TOTAL MARKET VALUE											
1,298,098											
SOH/AGL Deduction											
307,390											
ASSESSED VALUE											
990,708											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
940,708											
TOTAL JUST VALUE											
1,298,098											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,235,353											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190023	CO ISSUED	0	02/15/2019
20190023	NEW CONSTR	0	02/15/2019
20070094	DEMOLITION	8,845	01/19/2007
8059	REPAIR/RRF	1,915	12/27/1993
5125	REPAIR/RRF	3,000	12/07/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1998/1396	8/21/2015	WD	Q	V	01	300,000	
GRANTOR: A & R BEACHFRONT PROP							
GRANTEE: WOODS SEAN P & JEAN							
1444/1635	9/15/2006	WD	U	I		325,000	
GRANTOR: BOYD EVELYN J							
GRANTEE: A & R BEACHFRONT PR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2019] W15 SFB=[YR=2019] W12 S27 E12 N27\$ S27 W12 S21 E27 N48\$ PTR=E15 FUS=[YR=2019] E14 BAL=[YR=2019] N11 E17 S7 STR=[YR=2019] E12 S4 W12 N4\$ S4 W17\$ E34 S45 FOP=[YR=2019] S10 W31 STR=[YR=2019] S4 W17 N4 E17\$ W17 N27 E12 S17 E36\$ W36 N17 W12N28\$ W15\$ PTR=E30 S75 FUS=[YR=2019] E27 N8 E21 S45 FOP=[YR=2019] S10 W36 BAL=[YR=2019] W12 N10 E12 S10\$ N10 E36\$ W36 N17 W12 N20\$ W30 N75\$.											