LOTS 212
IN OR 2137/854
GA FDNA BCH 2 UNR

BENTLEY DAVID C & CAROL
433 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0212-0000

BUILDING CHARACTERISTICS

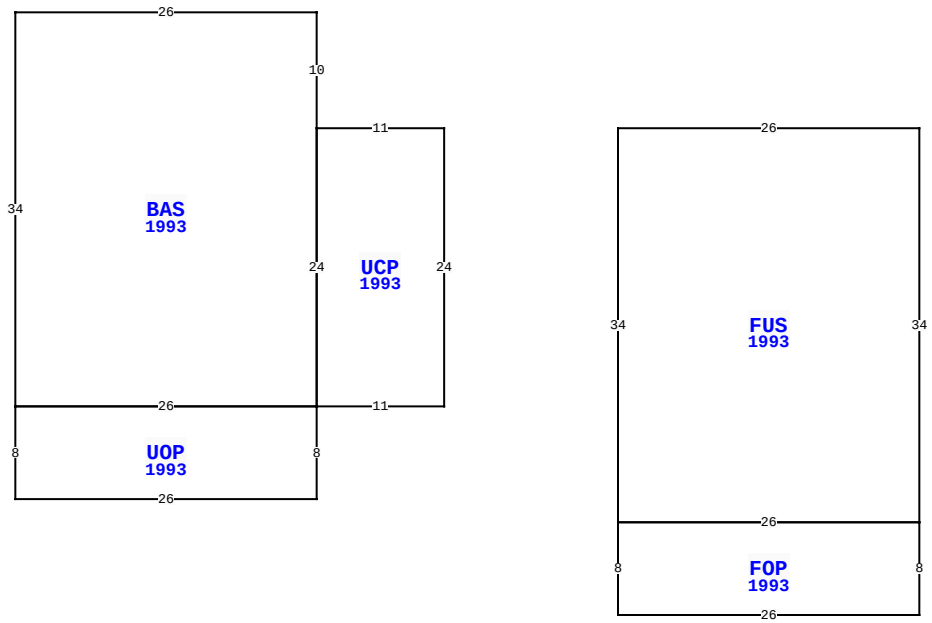
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	884	100	884	113,086
FOP	208	30	62	7,931
FUS	884	100	884	113,086
UCP	264	20	53	6,780
UOP	208	20	42	5,373
TOTALS	2,448		1,925	246,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,925	116.9630	146.20	281,435	1980	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2023 Heated Area: 1768 HX Base Yr 2023



433 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,256
TOTAL MARKET OB/XF VALUE		1,177
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		512,433
SOH/AGL Deduction		11,328
ASSESSED VALUE		501,105
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		451,105
TOTAL JUST VALUE		512,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122167	REPLACE RAILING	1,430	10/18/2012
20011960	PARTIAL REPIPE	1,000	08/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/0854	7/27/2017	WD	Q	I	01	446,500
GRANTOR: SHURLEY FLETCHER R JR						
GRANTEE: BENTLEY DAVID C & C						
1973/1911	4/07/2015	WD	U	I	11	100
GRANTOR: SHURLEY FLETCHER R JR						
GRANTEE: SHURLEY FLETCHER R						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W11 BAS=[YR=1993] N10 W26 S34 UOP=[YR=1993] S8 E26 N8 W26 $ E26 N24 $ S24 E11 N24 $ PTR= E15 FUS=[YR=1993] E26 S34 FOP=[YR=1993] S8 W26 N8 E26 $ W26 N34 $ W15 $.

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	100	30	11	330.00	SF	6.50	6.50	100	1980	1980	3	32.5	697	
2	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,177

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	100	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