LOT 215 (EX S-1)
IN OR 1968/1709
GA FDNA BEACH 2 UNR

BRANNIGAN QUEEN LOVIE
3135 AJA CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0215-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

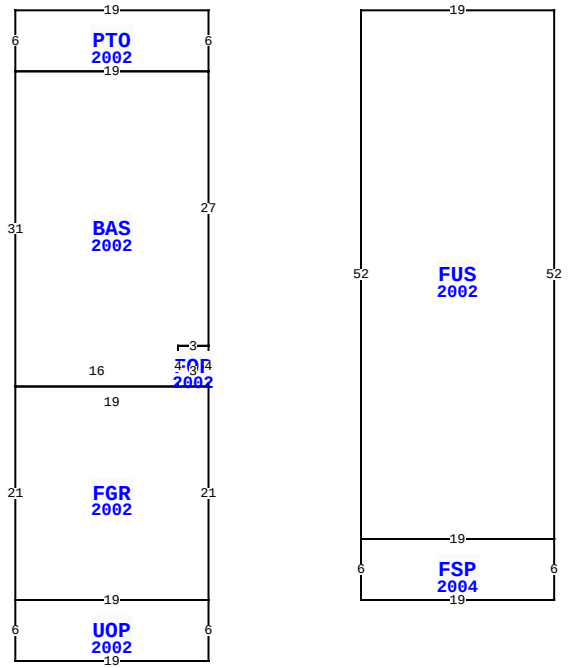
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	577	100	577	89,485
FGR	399	55	219	33,963
FOP	12	30	4	620
FSP	114	40	46	7,134
FUS	988	100	988	153,225
PTO	114	5	6	931
UOP	114	20	23	3,567
TOTALS	2,318		1,863	288,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,863	182.3976	173.28	322,821	2002	2002	0	0	0	10.50	89.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1565 HX Base Yr



427 N FLETCHER AVE B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	288,925
TOTAL MARKET OB/XF VALUE	7,370
TOTAL LAND VALUE - MARKET	198,750
TOTAL MARKET VALUE	495,045
SOH/AGL Deduction	35,873
ASSESSED VALUE	459,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,172
TOTAL JUST VALUE	495,045
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	485,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101160	RESTUCCO WALLS	8,000	07/16/2010
20020893	H/AC	4,000	05/24/2002
011225	NEW CONSTR	228,000	05/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1968/1709	3/20/2015	TD	U	I	11	100
GRANTOR: BRANNIGAN LOVIE REVOC						
GRANTEE: BRANNIGAN QUEEN LOV						
1226/0706	4/29/2004	WD	U	I	01	100
GRANTOR: BRANNIGAN QUEEN LOVIE						
GRANTEE: THE LOVIE BRANNIGAN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W19 S6 BAS=[YR=2002] S31 FGR=[YR=2002] S21 UOP=[YR=2002] S6 E19 N6 W19 $ E19 N21 FOP=[YR=2002] N4 W3 S4 E3 $ W19 $ E16 N4 E3 N27 W19 $ E19 N6 $ PTR= E15 FUS=[YR=2002] E19 S52 FSP=[YR=2004] S6 W19 N6 E19 $ W19 N52 $ 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	1131	REINFR 8	0	0	56	5	280.00	SF	6.30	6.30	100	2002	2002	3	95	1,676	
2	0810	CONCRETE A	0	0	41	3	123.00	SF	6.50	6.50	100	2002	2002	3	82	656	
3	0810	CONCRETE A	0	0	0	0	523.00	SF	6.50	6.50	100	2002	2002	3	82	2,788	
4	1243	WD DECK F	0	0	3	3	9.00	SF	8.00	8.00	100	2002	2002	3	20	14	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	58	174	
6	0476	VF 6 SBPL	0	0	0	0	69.00	LF	32.00	32.00	100	2002	2002	3	58	1,281	
7	0476	VF 6 SBPL	0	0	0	0	20.00	LF	16.00	16.00	100	2002	2002	3	58	186	
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2007	2007	3	31	595	

LAND DESCRIPTION

TOTAL OB/XF 7,370

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	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,300.00	7,950.00	198,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750 PRINTED 08/06/2024 BY SYS