

LOT 217  
IN OR 2503/1476  
GA FDNA BEACH 2 UNR

ONE MORE DAY LLC  
423 N FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0217-0000



| BUILDING CHARACTERISTICS |           |                |
|--------------------------|-----------|----------------|
| ELEMENT                  | CD        | CONSTRUCTION   |
| Exterior Wall            | 10        | ABOVE AVG 100  |
| Roof Structur            | 03        | GABLE/HIP 100  |
| Roof Cover               | 03        | COMP SHNGL 100 |
| Interior Wall            | 05        | DRYWALL 80     |
| Interior Wall            | 06        | CUST PANEL 20  |
| Interior Floo            | 12        | HARDWOOD 100   |
| Air Condition            | 03        | CENTRAL 100    |
| Heating Type             | 04        | AIR DUCTED 100 |
| Bedrooms                 | 2 100     |                |
| Bathrooms                | 1 100     |                |
| Frame                    | 02        | WOOD FRAME 100 |
| Stories                  | 1. 1. 100 |                |
| Units                    | 0 100     |                |
| BUD8 Adjustme            | 02        | DIST FB 100    |
| Occupancy                | 00        | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0800 | MULTI-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       | 976              | 100         | 976          | 136,263              |
| DCK       | 104              | 10          | 10           | 1,396                |
| DCK       | 108              | 10          | 11           | 1,536                |
| UOP       | 182              | 20          | 36           | 5,026                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 1,370 | 1,033 | 144,222 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |       |    |       |                |           |         |
|----------------|------------|-------------|---------|---|----|-------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0       | 0 | 25 | 41    |    |       | 1,025.00       | SF        | 6.50    |
| 2              | 0810       | CONCRETE A  | 0       | 0 | 36 | 3     |    |       | 108.00         | SF        | 6.50    |
| 3              | 1241       | WD DECK G   | 0       | 0 | 0  | 0     |    |       | 644.00         | UT        | 17.25   |
| 4              | 0851       | PATIO STON  | 0       | 0 | 0  | 0     |    |       | 200.00         | SF        | 1.50    |
| 5              | 1123       | CB 8"       | 0       | 0 | 60 | 3     |    |       | 180.00         | SF        | 6.15    |

| 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                | 000800   | C   | MULTI-FAM            | 0   | 0006 | R-2      | 75.00 | 100.00 | 75.00       | FF        | 1.00 |

REVIEW DATE 06/06/2024 BY KBA

| MARKET ADJUSTMENTS          |     |           |             |                |                |      |      |      |      |      |        |
|-----------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                        | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                        | 01  | 1,033     | 125.4960    | 156.87         | 162,047        | 1937 | 2000 | 0    | 0    | 0    | 11.00  |
| 1 SNGL FAM - 0% - 0         |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 976 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |
|                             |     |           |             |                |                |      |      |      |      |      |        |

|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 423 N FLETCHER AV, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/20/2024 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1,025.00 | SF | 6.50  | 6.50           | 100       | 1981    | 1981        | 3 | 35     | 2,332           |       |
| 108.00   | SF | 6.50  | 6.50           | 100       | 1960    | 1960        | 3 | 20     | 140             |       |
| 644.00   | UT | 17.25 | 17.25          | 100       | 2006    | 2006        | 3 | 44     | 4,888           |       |
| 200.00   | SF | 1.50  | 1.50           | 100       | 1993    | 1993        | 3 | 66     | 198             |       |
| 180.00   | SF | 6.15  | 6.15           | 100       | 1960    | 1960        | 3 | 20     | 221             |       |
|          |    |       |                |           |         |             |   |        |                 |       |
|          |    |       |                |           |         |             |   |        |                 |       |
|          |    |       |                |           |         |             |   |        |                 |       |
|          |    |       |                |           |         |             |   |        |                 |       |
|          |    |       |                |           |         |             |   |        |                 |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,779       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 318,390   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 7,779     |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 337,875   |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 664,044   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0         |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 664,044   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0         |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 664,044   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 664,044   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0         |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 631,347   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20110669   | H/AC        | 2,700  | 05/02/2011 |
| 20060429   | REPAIR/RRF  | 5,000  | 03/01/2006 |
| 20053109   | REPAIR/RRF  | 7,000  | 12/05/2005 |
| 20052775   | XFOB        | 12,000 | 10/03/2005 |
| 20052243   | REMODEL     | 25,000 | 07/18/2005 |
| 20051950   | H/AC        | 6,000  | 06/08/2005 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2503/1476                      | 9/22/2021 | QC           | U      | I      | 11        | 100           |
| GRANTOR: PORTER ANDREW D & KAR |           |              |        |        |           |               |
| GRANTEE: ONE MORE DAY LLC      |           |              |        |        |           |               |
| 1582/0506                      | 8/26/2008 | QC           | U      | I      | 06        | 109,000       |
| GRANTOR: ZAY TIMOTHY L & LYNNE |           |              |        |        |           |               |
| GRANTEE: PORTER ANDREW D & K   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W28 S6DCK=[YR=2006] W12S9 E12UOP=[YR=2006] W14S13E14DCK=[YR=2006] W11S8E13N8W2\$N13\$N9\$S22E2S8E24 N8E2N28\$. |  |  |  |  |  |  |  |  |  |  |  |

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