

PAULS MARTIN A & DEBORAH A
335 N FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-134B-0224-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall12CEDAR 50

Exterior Wall16WD FR STUC 50

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame07SPECIAL 100

Stories Units2.2. 100
0 100

BUD8 AdjustmeOccupancy02DIST FB 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1041.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS1,2361001,236150,675

BAS1,0921001,092133,120

POT4165212,560

STR80108975

STR80108975

UOP24020485,851

UOP25420516,217

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA

0900012,464

TOT ADJ PTSTOTAL EFF. BASE RATEREPL. COST NEWAYBEYBNORM% COND

113.4000141.75349,272194519950014.0086.00

HX Base Yr 2020

Heated Area: 2328

SNGL FAM - 100% - 2020

Basement area diagram showing dimensions and labels like BAS 2008, PTO 1993.

Main floor plan diagram showing various rooms labeled UOP 1993, STR 1994, SFR 1994, etc., along with their respective areas.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE300,374

TOTAL MARKET OB/XF VALUE4,755

TOTAL LAND VALUE - MARKET265,000

TOTAL MARKET VALUE570,129

SOH/AGL Deduction293,981

ASSESSED VALUE276,148

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE226,148

TOTAL JUST VALUE570,129

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE541,818

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE

2224/11718/07/2018WDU I12325,000

GRANTOR: PRETIUM MORTGAGE ACQ

GRANTEE: PAULS MARTIN A & DE

2146/04239/08/2017QCUII11100

GRANTOR: CWMB INC ALTERNATIVE

GRANTEE: PRETIUM MORTGAGE AC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S42 PT0=[YR=1993] S16 E26 N16 W26 \$ E26
N42\$ PTR=E15 UOP=[YR=1993] E30 S8 STR=[YR=1994] S20 W4
BAS=[YR=1993] S22 UOP=[YR=1993] S6 D8 L3 S2 STR=[YR=1994]
S4 W20 N4 E20\$ W23 N8 E18 N8 E8\$ W8 S8 W18 N50 E26 S20\$ N20
E4\$ W30 N8\$ W15\$.

LAND DESCRIPTION TOTAL OB/XF 4,755

L NUSE CODECLSBLD USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-250.00100.0050.00FF1.001.001.005,300.005,300.00265,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 265,000Market: 0Agricultural: 0Common: 265,000PRINTED 08/06/2024 BY SYS