

BLOCK 7A N1/2 OF LOT 16 &
S1/2 OF LOT 17
IN OR 1914/872

KEAHEY NANCY K L/E/KEAHEY NANCY TRUST
1733 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1401-007A-0161



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1056.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	122,491
BAS	480	100	480	54,040
FOP	44	30	13	1,464
SFB	580	80	464	52,239
UGR	512	45	230	25,894
UGR	480	45	216	24,318
UOP	488	20	98	11,033

TOTALS	3,672		2,589	291,479
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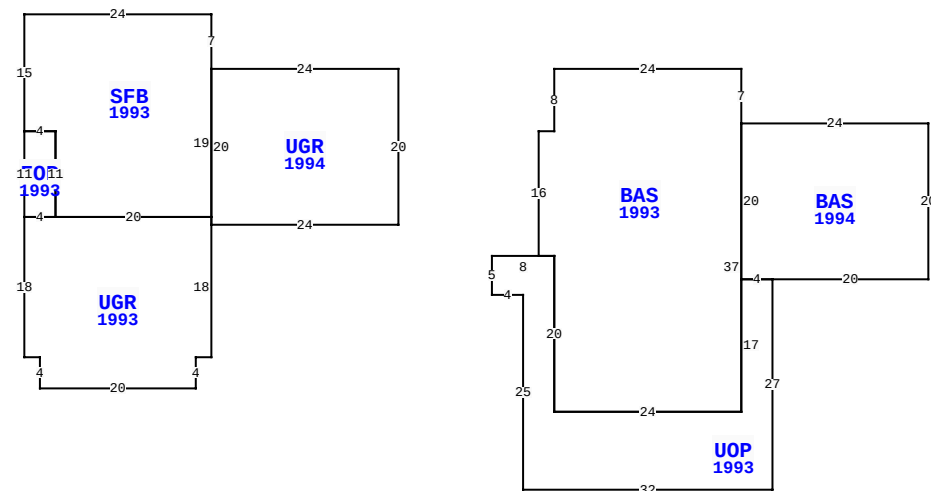
EXTRA FEATURES

L N	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	0940	SHEDS/PORT	0	100	0	0		236.00	SF 30.00	100	1981	1981	3	20	1,416	
2	1242	WD DECK A	0	100	4	15		60.00	SF 10.00	100	1981	1981	3	20	120	
3	0820	WOOD WALK	0	100	0	0		204.00	SF 11.75	100	1981	1981	3	40	959	
4	0810	CONCRETE A	0	100	58	23		1,334.00	SF 6.50	100	1988	1988	3	54.5	4,726	
5	0810	CONCRETE A	0	100	0	0		268.00	SF 6.50	100	1978	1978	3	29	505	
6	0855	CONC PAVER	0	100	0	0		112.00	SF 3.00	100	1998	1998	3	75	252	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	100.00	150.00	100.00	FF		1.00	1.00	0.80	9,000.00	7,200.00	720,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,589	110.6880	138.36	358,214	1978	1983		0	0	18.63	81.37	
1 SNGL FAM - 100% - 1989													
Heated Area: 2032													
HX Base Yr 1989													



1733 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/27/2014	KK	LGL DATE	
XF DATE			LAND DATE	
NC DATE			AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										291,479				
TOTAL MARKET OB/XF VALUE										7,978				
TOTAL LAND VALUE - MARKET										720,000				
TOTAL MARKET VALUE										1,019,457				
SOH/AGL Deduction										796,247				
ASSESSED VALUE										223,210				
TOTAL EXEMPTION VALUE										55,000				
BASE TAXABLE VALUE										168,210				
TOTAL JUST VALUE										1,019,457				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,006,413				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121137	RE - ROOF	3,000	06/15/2012
20052587	REPLACE VINYL SID	5,000	08/31/2005
7419	REPAIR/RRF	1,800	11/09/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1914/0872	4/24/2014	QC	U	I	11	100	
GRANTOR: KEAHEY NANCY K							
GRANTEE: KEAHEY NANCY K TRUS							
1240/1930	6/25/2004	QC	U	I	06	100	
GRANTOR: FSK TRUST THE							
GRANTEE: KEANEY FRANK S & NA							

BUILDING NOTES

BUILDING DIMENSIONS
UGR=[YR=1994] W24 SFB=[YR=1993] N7 W24 S15 FOP=[YR=1993] S11 E4 N11 W4 \$ E4 S11 UGR=[YR=1993] W4 S18 E2 S4 E20 N4 E2 N18 W20 \$ E20 N19 \$ S20 E24 N20 \$ PTR= E20 BAS=[YR=1993] E24 S7 BAS=[YR=1994] E24 S20 W20 UOP=[YR=1993] S27 W32 N25 W4 N5 E8 S20 E24 N17 E4\$ W4 N20 \$ S37 W24 N20 W2 N16 E2 N8 \$ W20 \$.