

LOT 64 &
PARCEL 20 SEC 20-3N-29
IN OR 1758/198

LUKANUS JOSEPH S & SUSAN A
1745 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories		2. 100
Units		1 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1,170	195,966
FGR	808	55	444	74,366
FOP	144	30	43	7,202
FOP	144	30	43	7,202
FOP	180	30	54	9,045
FOP	180	30	54	9,045
FUS	2,057	100	2,057	344,532
PTO	222	5	11	1,843
SFB	80	80	64	10,720
SFB	90	80	72	12,059
TOTALS	5,075		4,012	671,980

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0861	POOL GUNIT
2	0845	KOOL DECK
3	0810	CONCRETE A
4	0858	SCULP CONC
5	0810	CONCRETE A
6	0810	CONCRETE A
7	0940	SHEDS/PORT
8	0810	CONCRETE A
9	0835	QUARY TILE
10	0877	JACUZZI

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,012	127.6132	191.42	767,977	1998	1998	0	0	0 12.50	87.50
1 SFR CUST - 100% - 2013											
Heated Area: 3363											
HX Base Yr 2013											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

1745 S FLETCHER AVE, FERNANDINA BEACH											
03/20/2024 MLU											
TOTAL OB/XF											
62,354											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	70.00	250.00	70.00	FF	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		671,980	
TOTAL MARKET OB/XF VALUE		68,936	
TOTAL LAND VALUE - MARKET		761,600	
TOTAL MARKET VALUE		1,502,516	
SOH/AGL Deduction		957,581	
ASSESSED VALUE		544,935	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		494,935	
TOTAL JUST VALUE		1,502,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,066,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111055	H/AC	6,000	06/27/2011
20101130	REPLACE 200AMP DI	350	07/13/2010
971005B	SWIM POOL	14,926	11/18/1997
9710438B	NEW CONSTR	180,000	04/18/1997
969668	DEMOLISH HOME	5,000	03/13/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1758/0198	9/29/2011	WD Q	I	02	
GRANTOR: LEEPER WILLIAM H & EM					
GRANTEE: LUKANUS JOSEPH S &					
0543/0898	5/20/1988	WD Q	I		
GRANTOR: WEATHERFORD J E					
GRANTEE: LEEPER WM H					

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=1998] W18 FGR=[YR=1998] W33 S24 SFB=[YR=1998] S10 E8 SFB=[YR=1998] E9 PTO=[YR=1998] S2 E6 S19 FOP=[YR=1998] S18 E10 BAS=[YR=1998] E18 N65 W18 S65 \$ N18 W10 \$ E10 N21 W16 \$ N10 W9 S10 \$ N10 W8 \$ E17 S1 E16 N25 \$ S8 E18 N8 \$ PTR= E15 FUS=[YR=1998] E17 S8 E16 N8 E18 S8 W12 S11 E7 N5 E5 S59 W18 FOP=[YR=1998] W10 N18 E10 S18 \$ N39 FOP=[YR=1998] N9 W16 S9 E16 \$ N9 W16 S9 W17 N34 \$ W15 \$.											

LUKANUS JOSEPH S & SUSAN A
1745 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1460-0064-0000

[illegible]