LOT 90
IN OR 447 PG 12
MIRAMAR BEACH PB 2/61

TAYLOR LINDA K
P O BOX 15565
FERNANDINA BEACH, FL 32035

**2024**

**00-00-31-1460-0090-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| 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 |

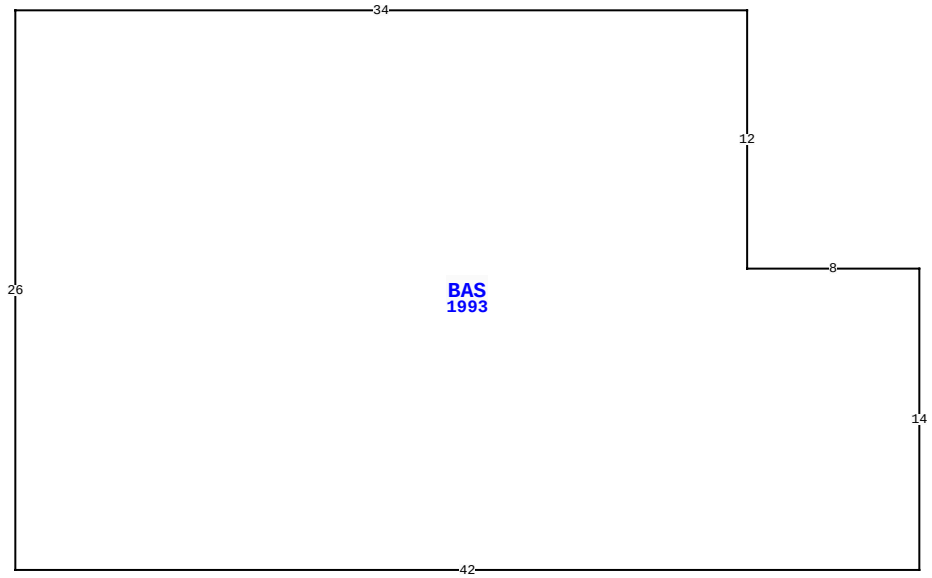
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1057.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 996 | 100 | 996 | 132,981 |
| TOTALS | 996 | | 996 | 132,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 996 | 124.2000 | 155.25 | 154,629 | 1947 | 1995 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SNGL FAM – 100% - 1986 Heated Area: 996 HX Base Yr 1986




1323 S FLETCHER AVE, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 132,981 |
| TOTAL MARKET OB/XF VALUE | | 3,754 |
| TOTAL LAND VALUE - MARKET | | 408,000 |
| TOTAL MARKET VALUE | | 544,735 |
| SOH/AGL Deduction | | 432,512 |
| ASSESSED VALUE | | 112,223 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 62,223 |
| TOTAL JUST VALUE | | 544,735 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 513,361 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091097 | H/AC | 1,000 | 08/20/2009 |
| 20042192 | CHANGE METER CAN | 1,000 | 11/22/2004 |
| 20041716 | REROOF W/SHINGLES | 4,000 | 09/22/2004 |
| 5357 | REMODEL | 400 | 05/09/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0447/0012 | 2/01/1985 | WD | U | I | | 57,500 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 N12 W34 S26 E42 N14 $ .

## 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 | 0858 | SCULP CONC | 0 | 100 | 0 | 0 | 300.00 | SF | 13.00 | 13.00 | 100 | 2001 | 2001 | 3 | 94 | 3,666 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 11 | 4 | 44.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 88 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,754

| 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 | 100 | 0006 | R-1 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 0.85 | 6,400.00 | 5,440.00 | 408,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 08/06/2024 BY SYS