

AYERS TIMOTHY S & HEIDI L
1279 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1460-0093-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 3		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				398,212				
TOTAL MARKET OB/XF VALUE				57,927				
TOTAL LAND VALUE - MARKET				592,000				
TOTAL MARKET VALUE				1,048,139				
SOH/AGL Deduction				346,744				
ASSESSED VALUE				701,395				
TOTAL EXEMPTION VALUE				HX HB		50,000		
BASE TAXABLE VALUE				651,395				
TOTAL JUST VALUE				1,048,139				
NCON VALUE				13,627				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				983,328				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
2023-0091		20X20 GARAGE		26,592		03/07/2023		
20200916		NEW CONSTR		0		03/01/2021		
20200894		ADDITION		0		01/11/2021		
2021301		RE-ROOF 42 SQ SHN		7,783		07/02/2012		
20051559		6'H FENCE		1,000		04/12/2005		
20051090		H/AC		7,000		01/21/2005		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/0994		7/27/2018		WD	Q	I	01	735,000
GRANTOR: JOYCE BILLY MARK								
GRANTEE: AYERS TIMOTHY S & H								
1256/1194		9/02/2004		WD	Q	I		480,000
GRANTOR: VEAZEY NANCY K								
GRANTEE: JOYCE BILLY MARK								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W26 FOP=[YR=2005] N11 W20 PTO=[YR=2005] W6 S11 E6 N11 \$ S11 E20 \$ W26 S11 W16 S36 E26 N4 FOP=[YR=2021] E21 N10 FGR=[YR=1993] E21 N22 W24 S17 FOP=[YR=1993] W18 S5 E21 W3\$ E3 S5 \$ W21 S10 \$ N15 E18 N17 E22 N3 E2 N8 \$ PTR=E15 FUS=[YR=2005] E10 N11 E14 S28 BAL=[YR=2021] E5 S12 W6 FOP=[YR=2021] W17 N12 E17 S12\$ N12 E1\$ W24 N17 \$ W15 \$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
088,000								
84,000								
Common: 592,000			PRINTED 08/06/2024 BY SYS					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 3																													
ELEMENT	CD	10	03	03	05	13	04	01	00	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																									
Exterior Wall	10	ABOVE AVG 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384					0	0	0.50	99.50	Tax Group: 2	Tax Dist:																						
Roof Structur	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	BUILDING MARKET VALUE	398,212																						
Roof Cover	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	TOTAL MARKET OB/XF VALUE	57,927																						
Interior Wall	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	TOTAL LAND VALUE - MARKET	592,000																						
Interior Floo	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	TOTAL MARKET VALUE	1,048,139																						
Air Condition	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	SOH/AGL Deduction	346,744																						
Heating Type	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	ASSESSED VALUE	701,395																						
Bedrooms	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	TOTAL EXEMPTION VALUE	HX HB	50,000																					
Bathrooms	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	BASE TAXABLE VALUE	651,395																						
Frame	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	TOTAL JUST VALUE	1,048,139																						
Stories	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	NCON VALUE	13,627																						
Units	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	INCOME VALUE																							
Occupancy	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 100	04	AIR DUCTED 100	01	0 100	2	ACCESSORY U - 100% - 2019	Heated Area: 384							0	0	0.50	99.50	PREVIOUS YEAR MKT VALUE	983,328																						
Quality	06	Quality Level 06																																															
DOR CODE	0100	SINGLE FAMILY																																															
MAP NUM																																																	
NEIGHBORHOOD/LOC	1057.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	384	100	384	27,792																																													
FOP	66	30	20	1,448																																													
TOTALS	450		404	29,240																																													
EXTRA FEATURES										1279 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										03/20/2024 MLU									
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																																		
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