BLK 1 LOT 3
IN OR 1798/1131
OCEAN CITY NORTH PORTION R/P

SHROADS DAVID L & J LYNNE
267 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

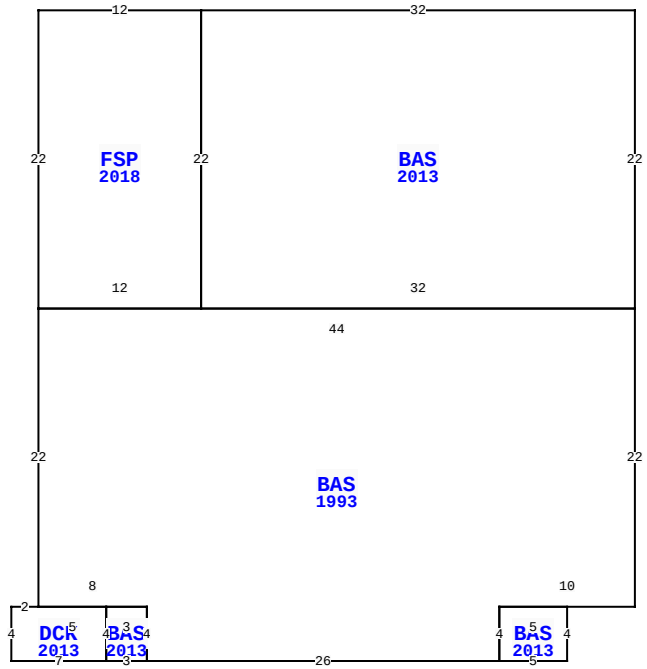
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1,072	135,009
BAS	12	100	12	1,511
BAS	20	100	20	2,518
BAS	704	100	704	88,662
DCK	28	10	3	378
FSP	264	40	106	13,350
TOTALS	2,100		1,917	241,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,917	122.5000	153.12	293,531	1940	1980	0	0	0	17.75	82.25

1 SNGL FAM – 100% - 2014 Heated Area: 1808 HX Base Yr 2014



267 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	09/05/2013 KK	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		307,185
TOTAL MARKET OB/XF VALUE		11,554
TOTAL LAND VALUE - MARKET		416,160
TOTAL MARKET VALUE		734,899
SOH/AGL Deduction		312,296
ASSESSED VALUE		422,603
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		372,603
TOTAL JUST VALUE		734,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200454	NEW CONSTR	65,205	09/11/2020
20200007	DEMOLITION	0	03/19/2020
20122134	FLOORS/CEILINGS/W	500	10/15/2012
20051290	CHG OUT 200 AMP	1,000	02/21/2005
20051246	METER CAN & RISER	1,000	02/14/2005
7785	REPAIR/RRF	1,250	07/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1798/1131	6/11/2012	WD	Q	I	02	196,000
GRANTOR: HARDY LYNNE S & DALE						
GRANTEE: SHROADS DAVID L & J						
1798/1130	6/08/2012	QC	U	I	11	100
GRANTOR: HARDY LYNNE S TRUSTEE						
GRANTEE: HARDY LYNNE S & DAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W32 FSP=[YR=2018] W12 S22 BAS=[YR=1993] S22 DCK=[YR=2013] W2 S4 E7 BAS=[YR=2013] E3 N4 W3 S4$ N4 W5$ E8 S4 E26 BAS=[YR=2013] E5 N4 W5 S4 $ N4 E10N22 W44$ E12 N22$ S22 E32 N22$.

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	0810	CONCRETE A	0	100	0	0	1,952.00	SF	6.50	6.50	100	2000	2000	3	79	10,024	
2	1242	WD DECK A	0	100	0	0	255.00	SF	10.00	10.00	100	2013	2013	3	60	1,530	

LAND DESCRIPTION

TOTAL OB/XF 11,554

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-3	75.00	133.00	75.00	FF		1.00	1.00	0.87	6,400.00	5,548.80	416,160							

REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 416,160 Market: 0 Agricultural: 0 Common: 416,160 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
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
FGR	616	55	339	23,341
FUS	616	100	616	42,415
TOTALS	1,232		955	65,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	955	139.1040	69.55	66,420	2020	2020	0	0	0	1.00	99.00

2 ACCESORY U – 100% - 2014 Heated Area: 616 HX Base Yr 2014

267 S FLETCHER AVE, FERNANDINA BEACH

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GRANTEE: SHROADS DAVID L & J						
1798/1130	6/08/2012	QC	U	I	11	100
GRANTOR: HARDY LYNNE S TRUSTEE						
GRANTEE: HARDY LYNNE S & DAL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2020] W28 S22 E28 N22 $ PTR= E30 FUS=[YR=2020] E28 S22 W28 N22 $ W30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 416,160 Market: 0 Agricultural: 0 Common: 416,160 PRINTED 08/06/2024 BY SYS