

BLOCK 5 LOT 2 &
PARCEL IN SEC 18-3N-29
PT OR 767/751

LANGLEY FURMAN B III & JEANNIE
619 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0005-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall	07	ASB SHNGLE 100	2800	01	2,905	93.0600	114.46	332,506	1937	1995	0	0	0	21.00	79.00	VALUATION BY	STANDARD													
Roof Structur	03	GABLE/HIP 100	1 TRI PLEX - 54.72% - 1997												Heated Area: 2666				HX Base Yr 1997				Tax Group: 2				Tax Dist:			
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE				298,039											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE				6,861											
Interior Floo	14	CARPET 90													TOTAL LAND VALUE - MARKET				408,000											
Interior Floo	08	SHT VINYL 10													TOTAL MARKET VALUE				712,900											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction				440,763											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE				272,137											
Bedrooms		6 100													TOTAL EXEMPTION VALUE				HX HB SX 100,000											
Bathrooms		6 100													BASE TAXABLE VALUE				172,137											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE				712,900											
Stories	2.	2. 100													NCON VALUE				0											
Units	0	0 100													INCOME VALUE															
BUD8 Adjustme	02	DIST FB 100													PREVIOUS YEAR MKT VALUE				672,364											
Occupancy	00	NONE 100																												
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