

BLOCK 5 LOT S 60 FT OF 5
IN OR 2501/1162
OCEAN CITY N PB 2/38

CRIM GAIL L L/E/
P O BOX 15310
FERNANDINA BEACH, FL 32035

2024

00-00-31-1520-0005-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	552	15	83	9,815
BAS	868	100	868	102,641
FGR	528	55	290	34,293
FOP	36	30	11	1,301
FUS	1,384	100	1,384	163,658
UOP	80	20	16	1,892
UOP	366	20	73	8,633
TOTALS	3,814		2,725	322,232

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	0	0	1,951.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	60.00	99.00	60.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,725	110.0000	137.50	374,688	1988	1995	0	0	14.00	86.00
1 SNGL FAM - 100% - 0 Heated Area: 2252 HX Base Yr											

663 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE: 03/20/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		322,232	
TOTAL MARKET OB/XF VALUE		8,467	
TOTAL LAND VALUE - MARKET		384,000	
TOTAL MARKET VALUE		714,699	
SOH/AGL Deduction		501,172	
ASSESSED VALUE		213,527	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		158,527	
TOTAL JUST VALUE		714,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		676,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070376	REPAIR DECK	9,000	03/01/2007
20061925	REROOF W/30YR SHN	5,200	08/16/2006
Q0060260	REPLACE DAMGD STU	2,500	02/02/2006
B8801	REMODEL	400	01/18/1995
7310	16X5 DECK	2,000	09/10/1992
4626	NEW CONSTR	70,000	01/06/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2501/1162	9/27/2021	LE U	I	11	
GRANTOR: CRIM GAIL L					
GRANTEE: LENTJES CURTIS E &					
1984/1464	6/08/2015	QC U	I	11	
GRANTOR: CRIM GAIL L					
GRANTEE: LENTJES CURTIS E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W22 BAS=[YR=1993] W1 FOP=[YR=1993] N6 W6 S6 E6 \$ W11 N7 W4 S43 UOP=[YR=1993] S12 E20 N5 E18 N7 W38 \$ E38 N12 W22 N24 \$ S24 E22 N24 \$ PTR= E15 FUS=[YR=1993] E4 S4 E18 UOP=[YR=1993] N5 E16 S5 W16 \$ E16 S36 BAL=[YR=1993] S12 W42 N24 E4 S12 E38 \$ W38 N40 \$ W15 \$.											