BLOCK 6 LOT 8
IN OR 1145/1659
OCEAN CITY N PB 2/38

WAGNSTROM WILLIAM & BELINDA
PO BOX 16598
FERNANDINA BEACH, FL 32035

2024

00-00-31-1520-0006-0080

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

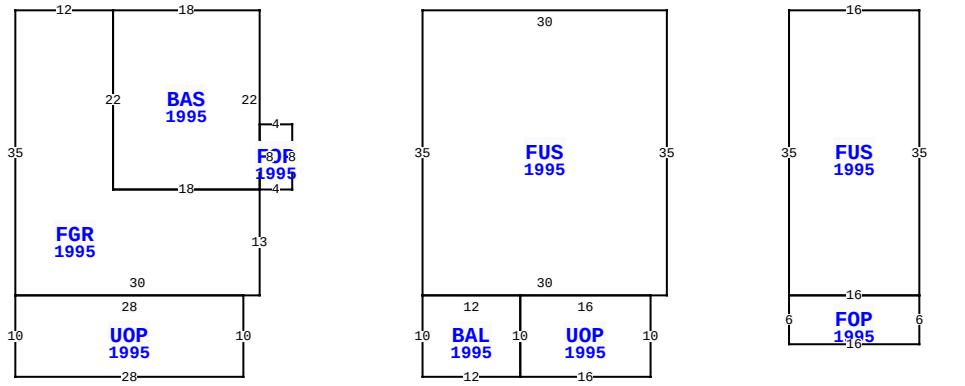
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	18	2,620
BAS	396	100	396	57,623
FGR	654	55	360	52,384
FOP	32	30	10	1,455
FOP	96	30	29	4,220
FUS	560	100	560	81,487
FUS	1,050	100	1,050	152,788
UOP	160	20	32	4,656
UOP	280	20	56	8,149
TOTALS	3,348		2,511	365,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,511	112.8000	169.20	424,861	1995	1995	0	0	0	14.00	86.00

1 SFR CUST – 100% - 1996 Heated Area: 2006 HX Base Yr 1996



799 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		365,380
TOTAL MARKET OB/XF VALUE		4,491
TOTAL LAND VALUE - MARKET		408,000
TOTAL MARKET VALUE		777,871
SOH/AGL Deduction		557,973
ASSESSED VALUE		219,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,898
TOTAL JUST VALUE		777,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		736,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021264	FRONT DOOR	5,000	07/22/2002
B958678	NEW CONSTR	116,187	01/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/1659	6/17/2003	QC	U	I	01	100
GRANTOR: WAGNSTROM WILLIAM K &						
GRANTEE: WAGNSTROM WM & BELI						
0705/1046	5/26/1994	WD	Q	V		42,000
GRANTOR: HILL MAHLON & VERA						
GRANTEE: WAGNSTROM WILLIAM &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1995] W30 S35 BAL=[YR=1995] S10E12 UOP=[YR=1995] E16 N10 W16S10$N10W12 $ E30 N35 $ PTR= E15 FUS=[YR=1995] E16 S35 FOP=[YR=1995] S6W16 N6 E16 $ W16 N35 $ W15 $ PTR= W50 BAS=[YR=1995] W18 FGR=[YR=1995] W12 S35 UOP=[YR=1995] S10 E28 N10 W28 $ E30 N13 FOP=[YR=1995] E4 N8 W4S8 $ W18 N22 $ S22 E18 N22 $ E50 $.

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	987.00	SF	6.50	6.50	100	1995	1995	3	70	4,491	

LAND DESCRIPTION

TOTAL OB/XF 4,491

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	91.00	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