

BLOCK 6 LOT 10 &
PT SEC 18-3N-29
IN OR 2120/644

BARTIK DARLENE M & PATRICK J L/E/
829 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0006-0100



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 100
Roof Structur	06 MANSARD 100
Roof Cover	04 BUILT-UP 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	04	Quality Level 04	
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	56	15	8	1,002
BAL	113	15	17	2,128
BAS	1,225	100	1,225	153,393
DCK	426	10	43	5,384
FOP	10	30	3	375
FUS	1,121	100	1,121	140,370

TOTALS	2,951		2,417	302,653
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	1,077.00	SF	6.50	6.50	100
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0801	ASPHALT A	0	100	50	8	400.00	SF	3.00	3.00	100
4	0810	CONCRETE A	0	100	0	0	770.00	SF	6.50	6.50	100
5	0476	VF 6 SBPL	0	100	0	0	202.00	LF	32.00	32.00	100
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	71.00	90.00	71.00	FF	1.00
2	000100	C	SFR	100		R-1	0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,417	113.1900	141.49	341,981	1973	2000	0	0	0 11.50	88.50
1 SNGL FAM - 100% - 2015 Heated Area: 2346 HX Base Yr 2015											
829 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
03/20/2024 MLU											

TOTAL OB/XF											
12,551											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:	
BUILDING MARKET VALUE		302,653	
TOTAL MARKET OB/XF VALUE		12,551	
TOTAL LAND VALUE - MARKET		406,240	
TOTAL MARKET VALUE		721,444	
SOH/AGL Deduction		283,086	
ASSESSED VALUE		438,358	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		388,358	
TOTAL JUST VALUE		721,444	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		684,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141701	WINDOWS	8,000	08/01/2014
20120096	H/AC	2,300	01/19/2012
20120065	H/AC	1,500	01/13/2012
20070130	REPAIR/RRF	3,500	01/26/2007
20053265	REMODEL	1,200	12/30/2005
959445	REMODEL	6,500	11/21/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2120/0644	5/03/2017	SW	U	I	11
GRANTOR: BARTIK DARLENE M & PA					
GRANTEE: BARTIK DARLENE M &					
2030/1310	2/08/2016	QC	U	I	11
GRANTOR: MARLER AUDREY J & DAR					
GRANTEE: BARTIK DARLENE M &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20FOP=[YR=1993] W5 S2 E5 N2S2 W5 N2 W21 S22 E8 S8 R15 D3 U2 R8 N9E15 DCK=[YR=2005] S16 D5 L23 L8 U2 N10 D2 R8 U2 R8 N9E15 \$ N22\$ PTR=E10 FUS=[YR=1993] S23 E1 BAL=[YR=2005] S6 D2 R8 N8W8\$E8S8E11 N12E12S4 BAL=[YR=2005] S9 R15 U3 N6 W15\$E15N23W47\$ W10\$.											