BLOCK 7 LOT 1
IN OR 2030/1497
OCEAN CITY NORTH PB 2/38

MORRIS CHARLES A & BETTY JO
706 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

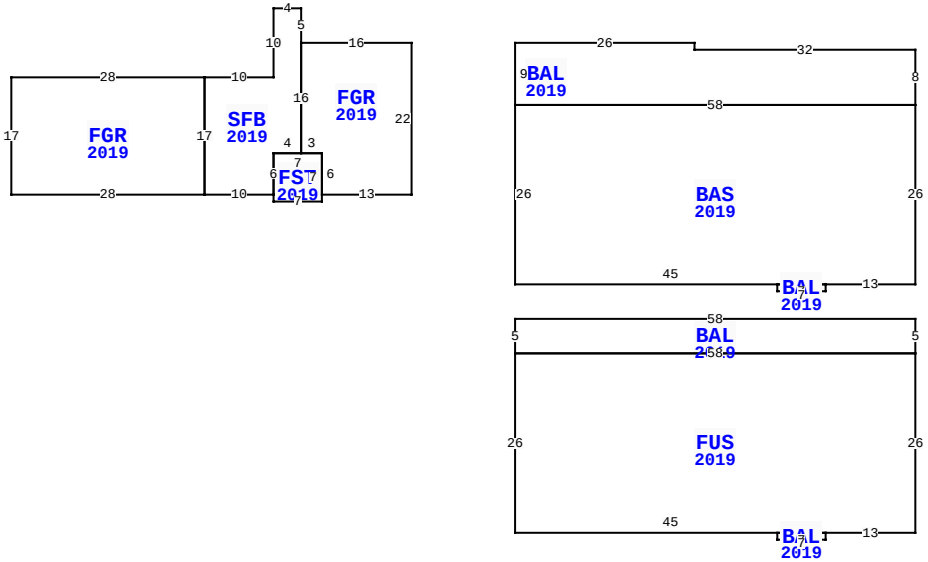
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	7	15	1	206
BAL	7	15	1	206
BAL	290	15	44	9,067
BAL	490	15	74	15,250
BAS	1,508	100	1,508	310,760
FGR	334	55	184	37,918
FGR	476	55	262	53,991
FST	49	55	27	5,564
FUS	1,508	100	1,508	310,760
SFB	254	80	203	41,833
TOTALS	4,923		3,812	785,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,812	140.1840	210.28	801,587	2019	2019	0	0	0	2.00	98.00

2 SFR CUST – 100% - 2017 Heated Area: 3219 HX Base Yr 2017



706 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		785,555
TOTAL MARKET OB/XF VALUE		27,333
TOTAL LAND VALUE - MARKET		1,237,500
TOTAL MARKET VALUE		2,050,388
SOH/AGL Deduction		842,122
ASSESSED VALUE		1,208,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,158,266
TOTAL JUST VALUE		2,050,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,902,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173134	NEW CONSTR	460,599	10/12/2017
20172410	DEMOLITION	4,500	08/08/2017
20110929	H/AC	0	06/08/2011
20110105	ELEC OTHER	400	01/24/2011
20060667	H/AC	2,650	04/01/2006
2002494	H/AC	0	03/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1497	2/26/2016	WD	Q	I	01	650,000
GRANTOR: JACO RESORT INVESTMEN						
GRANTEE: MORRIS CHARLES ANTH						
0799/0086	7/10/1997	WD	Q	V		125,000
GRANTOR: ALLEN HERBERT C & MAR						
GRANTEE: JACO RESORT INVESTM						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W16 SFB=[YR=2019] N5 W4 S10 W10 FGR=[YR=2019] W28 S17 E28 N17$ S17 E10 FST=[YR=2019] S1 E7 N7 W7 S6 $ N6 E4 N16$ S16 E3 S6 E13 N22 $ PTR=E15 BAL=[YR=2019] E26 S1 E32 S8 BAS=[YR=2019] S26 W13 BAL=[YR=2019] S1 W7 N1 E7$ W45 N26 E58$ W58 N9$ W15$ PTR=E15 S40 BAL=[YR=2019] E58 S5 FUS=[YR=2019] S26 W13 BAL=[YR=2019] S1 W7 N1 E7$ W45 N26 E58$ W58 N5$ W15 N40$.

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	0855	CONC PAVER	0	100	0	0	2,066.00	SF	13.50	13.50	100	2019	2019	3	98	27,333	

LAND DESCRIPTION

TOTAL OB/XF 27,333

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	000120	C	SFR OCN FT	100	0006	R-1	75.00	68.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							

REVIEW DATE 10/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/06/2024 BY SYS