BLK 8 N 50FT OF LOT 1
OCEAN CITY S/D DBK U/384

BROWN-GASPARINI FAMILY TRUST/BROWN KATHLEEN M TRUS
608 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0008-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

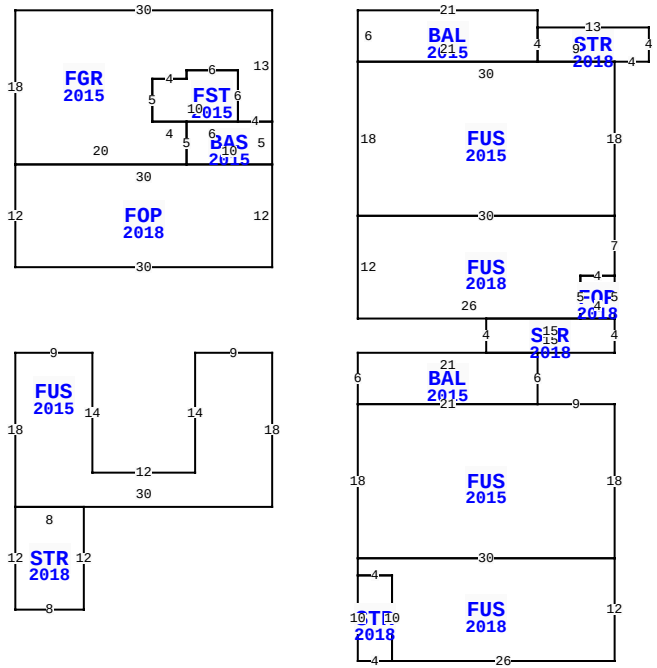
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	126	15	19	4,070
BAL	126	15	19	4,070
BAS	50	100	50	10,712
FGR	434	55	239	51,203
FOP	20	30	6	1,285
FOP	360	30	108	23,138
FST	56	55	31	6,641
FUS	372	100	372	79,697
FUS	540	100	540	115,689
FUS	540	100	540	115,689
TOTALS	3,532		2,609	558,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,609	148.0090	222.01	579,224	2015	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 2162 HX Base Yr 2018



** This building has 16 Sub-Areas

608 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		558,951
TOTAL MARKET OB/XF VALUE		17,963
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		1,401,914
SOH/AGL Deduction		527,832
ASSESSED VALUE		874,082
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		824,082
TOTAL JUST VALUE		1,401,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,301,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20174076	REMODEL	130,000	12/29/2017
20131615	NEW CONSTR	6,800	07/09/2013
20131262	NEW CONSTR	11,000	06/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1578	3/13/2024	WD	U	I	11	100
GRANTOR: BROWN KATHLEEN M &						
GRANTEE: BROWN-GASPARINI FAM						
2102/0683	2/17/2017	WD	Q	I	01	750,000
GRANTOR: HADLER CORAL & THOMAS						
GRANTEE: BROWN KATHLEEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2015] W30 S18 FOP=[YR=2018] S12 E30 N12 W30$ E20 BAS=[YR=2015] E10 N5 W4 FST=[YR=2015] N6 W6 S1 W4 S5 E10$ W6 S5$ N5 W4 N5 E4 N1 E6 S6 E4 N13$ PTR=E10 BAL=[YR=2015] E21 S2 STR=[YR=2018] E13 S4W4 FUS=[YR=2015] S18 FUS=[YR=2018] S7 FOP=[YR=2018] S5 STR=[YR=2018] S4 W15 N4 E15$ W4 N5 E4$ W4 S5 W26 N12 E30$ W30 N18 E30$ W9 N4$ S4 W21 N6$ W10$ PTR=E10 S40 BAL=[YR=2015] E21 S6 FUS=[YR=2015] E9 S18 FUS=[YR=2018] S12 W26 STR=[YR=2018] W4 N10 E4 S10$ N10 W4 N2 E30$ W30 N18 E21$ W21 N6$ N40 W10$ PTR=S40 FUS=[YR=2015] W9 S14 W12 N14W9 S18 STR=[YR=2018] S12 E8 N12 W8$ E30N18$ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	688.00	SF	7.00	7.00	100	2018	2018	3	97	4,672	
3	0855	CONC PAVER	0	100	0	0	199.00	SF	7.00	7.00	100	2018	2018	3	97	1,351	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2015	2015	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 17,963

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		R-1	50.00	80.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS