BLOCK 15 LOT 3
& PORTION OF SEC 18-3N-29
IN OR 1217/6

O'CONNELL JANICE A REVOC LVG TRUST/O'CONNELL JANIC
1627 S 8TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0015-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

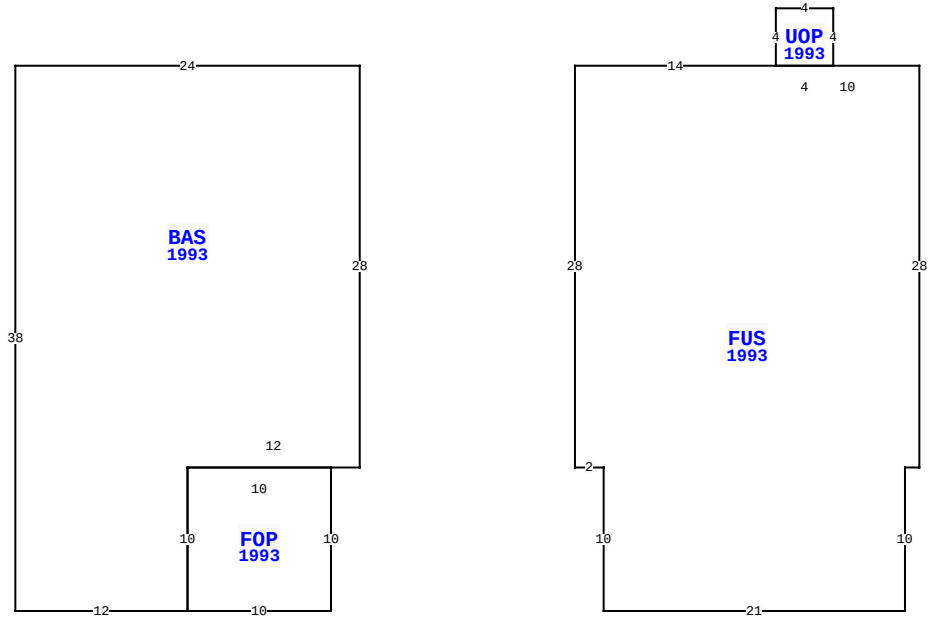
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	12,653
FOP	100	30	30	479
FUS	882	100	882	14,091
UOP	16	20	3	48
TOTALS	1,790		1,707	27,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FD	NORM	% COND
2700	01	1,707	63.9000	79.88	136,355	1948	1948	0	0	40	50.00	20.00

1 DUPLEX – 0% - 0 Heated Area: 1674 HX Base Yr



871 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	27,271
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	375,360
TOTAL MARKET VALUE	402,631
SOH/AGL Deduction	18,362
ASSESSED VALUE	384,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,269
TOTAL JUST VALUE	402,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221921	REMODEL	0	04/28/2022
20120720	REPLACE METER TRI	950	04/24/2012
20060901	REPLACE ROT.BOARD	1,000	04/27/2006
20060419	REPLACE 6 WINDOWS	3,000	03/01/2006
972085	REMODEL	2,465	09/24/1997
7683	REPAIR/RRF	1,800	05/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0006	3/22/2004	WD	U	I	01	100
GRANTOR: O'CONNELL JANICE A						
GRANTEE: OCONNELL JANICE A T						
0684/0717	7/07/1993	WD	Q	I		96,000
GRANTOR: BAILEY ROBERT & D						
GRANTEE: O'CONNELL JANICE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S38 E12 FOP=[YR=1993] E10 N10 W10 S10 $ N10 E12 N28 $ PTR= E15 FUS=[YR=1993] E14 UOP=[YR=1993] N4 E4 S4 W4 $ E10 S28 W1 S10 W21 N10 W2 N28 $ W15 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	0.78	6,400.00	5,004.80	375,360							

REVIEW DATE 05/28/2024 BY DJ Total Acres: 0.00 Total Land Value: 375,360 Market: 0 Agricultural: 0 Common: 375,360 PRINTED 08/06/2024 BY SYS