

BLOCK 15 LOT 4 &
5 FT STRIP WEST & ADJ TO LOT 4
OCEAN CITY SOUTH PORTION

DUCKWORTH E M L/E/
885 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0015-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 50
Exterior Wall	23 REINF CONC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality 03 Quality Level 03

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
APT	1,020	100	1,020	118,099
HXB	1,020	100	1,020	118,099
HXP	184	30	55	6,368
HXP	54	30	16	1,852
HXU	60	55	33	3,821
HXY	128	15	19	2,200
UOP	312	20	62	7,179

TOTALS 2,778 2,225 257,618

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
1	0810	CONCRETE A	0 100	5	7	35.00	SF	6.50	6.50	100	1960	1960	3	20	46	
2	1242	WD DECK A	0 100	3	12	36.00	SF	10.00	10.00	100	2009	2009	3	40	144	
3	1244	WD DECK EX	0 100	4	17	68.00	SF	18.50	18.50	100	2009	2009	3	56	704	
4	0858	SCULP CONC	0 100	0	0	767.00	SF	13.00	13.00	100	1998	1998	3	93	9,273	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	R-1	75.00	95.00	75.00	FF		1.00	1.00	0.77	6,400.00	4,896.00	367,200							

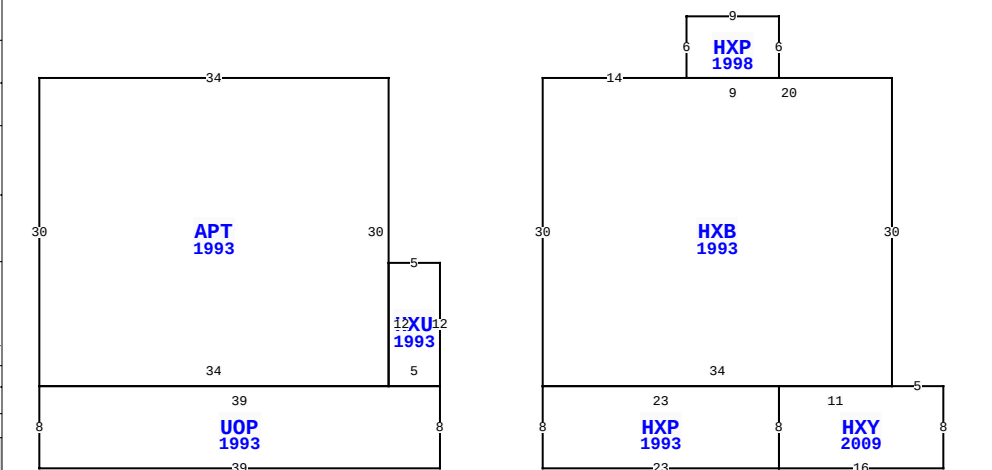
REVIEW DATE 06/06/2024 BY KBA

MARKET ADJUSTMENTS

1 DUPLEX - 51.37% - 1997

Heated Area: 2040

HX Base Yr 1997



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

885 S FLETCHER AVE, FERNANDINA BEACH

03/20/2024 MLU

TOTAL OB/XF																10,167
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Market: 0 Agricultural: 0 Common: 367,200

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			257,618
TOTAL MARKET OB/XF VALUE			10,167
TOTAL LAND VALUE - MARKET			367,200
TOTAL MARKET VALUE			634,985
SOH/AGL Deduction			415,662
ASSESSED VALUE			219,323
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			119,323
TOTAL JUST VALUE			634,985
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			601,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071749	REPLACE DECK	5,000	09/17/2007
20071529	H/AC	9,500	08/16/2007
20071531	REMODEL	6,000	08/16/2007
20071292	REMODEL	44,000	07/12/2007
10135-B	REPAIR/RRF	1,500	11/13/1996
10131-B	REPAIR/RRF	380	11/12/1996

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD
2709/1714	4/02/2024	QC U I	11
GRANTOR: DUCKWORTH E M			
GRANTEE: BICE JACOB M			
2693/1843	1/24/2024	QC U I	11
GRANTOR: DUCKWORTH E M			
GRANTEE: BRICE JACOB M			

BUILDING NOTES			
BUILDING DIMENSIONS			
APT=[YR=1993] W34 S30 UOP=[YR=1993] S8 E39 N8 HXU=[YR=1993] N12 W5 S12 E5 \$ W39 \$ E34 N30 \$ PTR= E15 HXB=[YR=1993] E14 HXP=[YR=1998] N6 E9 S6 W9 \$ E20 S30 HXY=[YR=2009] E5S8W16 HXP=[YR=1993] W23N8E23S8\$N8E11\$W34N30\$ W15\$.			