

BLK 16 LOT 2
IN OR 2536/27
OCEAN CITY SOUTH PORTION R/P

MATTIELLO WARREN G & BONNIE C
987 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0016-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	09 PINE WOOD 50
Interior Floo	11 CLAY TILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD\$ Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
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	36	15	5	758
BAL	36	15	5	758
BAL	240	15	36	5,455
BAS	676	100	676	102,431
BAS	128	100	128	19,395
FGR	620	55	341	51,670
FOP	88	30	26	3,940
FUS	1,222	100	1,222	185,162
FUS	88	100	88	13,334
STR	72	10	7	1,060
TOTALS	3,303		2,544	385,477

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	45	18		810.00	SF 6.50	100	2007
2	0810	CONCRETE A	0	0	19	4		76.00	SF 6.50	100	2007
3	0810	CONCRETE A	0	0	10	3		30.00	SF 6.50	100	2007
4	0409	ELEVATOR R	0	0	0	0		1.00	UT 10,200.00	100	2007

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	0	0006	R-1	75.00	78.00	75.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,544	110.4000	165.60	421,286	1940	2005	0	0	8.50	91.50
1 SFR CUST - 0% - 2023 Heated Area: 2114 HX Base Yr											
** This building has 11 Sub-Areas											
987 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE				LGL DATE				03/20/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		385,477	
TOTAL MARKET OB/XF VALUE		15,440	
TOTAL LAND VALUE - MARKET		480,000	
TOTAL MARKET VALUE		880,917	
SOH/AGL Deduction		0	
ASSESSED VALUE		880,917	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		880,917	
TOTAL JUST VALUE		880,917	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		833,704	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062669	H/AC	8,000	12/05/2006
20062467	ELECTRIC REMODEL	3,000	11/06/2006
20062091	COMPLETE RENOVATI	65,000	09/13/2006
20051528	ELEC/REMODEL	2,000	04/07/2005
20051235	H/AC	5,000	02/14/2005
20041193	PLUMBING REMODEL	7,000	06/29/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2536/0027	2/02/2022	WD	Q	I	01
GRANTOR: HADDOCK JOHN GREGORY					
GRANTEE: MATTIELLO WARREN GE					
2520/1653	11/29/2021	SW	U	I	11
GRANTOR: LOLA B SCHAUS LIVING					
GRANTEE: HADDOCK JOHN GREGOR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2007] W6 BAS=[YR=2007] W16 BAS=[YR=1993] W26 S26 E26 N26 \$ S8 E16 N8 \$ S8 W16 S26 E22 N34 \$ PTR= N15											
FUS=[YR=2007] N8 FUS=[YR=1993] N26W19 BAL=[YR=2007] N4W9											
STR=[YR=2007] W18S4E18N4\$ S4E9\$ W28S9 BAL=[YR=2007] W9S4											
STR=[YR=2007] S8E4S5 BAL=[YR=2007] S8E30 FOP=[YR=2007]											
E11N8W11 S8\$ N8W30\$ E5N13W9\$ E9N4\$ S17 E47\$ W11S8E11\$ S15\$.											

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1	000100	C	SFR	0	0006	R-1	75.00	78.00	75.00	FF	