BLK 16 LOT 6
OCEAN CITY SOUTH PORTION R/P
PBK 2/39

EQUITY TRUST CO CUSTODIAN FBO KIM ACHESON IRA
3935 GREENLAWN TER
NEW BERLIN, WI 53151

2024

00-00-31-1540-0016-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

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
BAS	1,100	100	1,100	129,063
FUS	1,100	100	1,100	129,063
UOP	816	20	163	19,125
TOTALS	3,016		2,363	277,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	110.1030	137.63	325,220	1993	1993	0	0	0	14.75	85.25

1 SNGL FAM – 0% - 0 Heated Area: 2200 HX Base Yr

1043 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	277,250
TOTAL MARKET OB/XF VALUE	746
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	757,996
SOH/AGL Deduction	0
ASSESSED VALUE	757,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	757,996
TOTAL JUST VALUE	757,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	715,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012058	CHNGE SRVC	1,000	09/17/2001
10359	REPAIRS	6,000	03/11/1997
7768	NEW CONSTR	65,800	06/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/0562	4/26/2021	WD	Q	I	01	799,900
GRANTOR: FISHER ROBERT K						
GRANTEE: EQUITY TRUST CO CUS						
0932/1020	5/16/2000	WD	Q	I		270,000
GRANTOR: MACKLE DOUGLAS F & JO						
GRANTEE: FISHER ROBERT K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 1100 $ FUS=[YR=1993] 1100$ UOP=[YR=1993] 816 $
.

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	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	1993	1993	3	66	746	

LAND DESCRIPTION

TOTAL OB/XF 746

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	000100	C	SFR	0	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,400.00	6,400.00	480,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 08/06/2024 BY SYS