

MALOY BETTY JEAN
1087 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1540-0022-0020

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

14

WD SHINGLE 50

Exterior Wall

19

COMMON BRK 50

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

3

100

Frame Stories

02

WOOD FRAME 100

Units

2.

100

BUD8 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

BAS

940

100

940

104,044

FEP

240

80

192

21,252

FOP

360

30

108

11,954

FUS

1,179

100

1,179

130,498

UDU

336

55

185

20,477

UGR

260

45

117

12,950

TOTALS

3,315

2,721

301,174

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

0

0

211.00

SF

6.50

6.50

100

1961

1961

3

20

274

2

0510

GARAGE WD-

0 100

0

0

352.00

SF

35.00

35.00

100

1993

1993

3

20

2,464

3

0810

CONCRETE A

0 100

0

0

167.00

SF

6.50

6.50

100

1961

1961

3

20

217

4

0504

FP-ELECTRI

0 100

0

0

1.00

UT

2,000.00

2,000.00

100

1961

1961

3

23

460

5

0810

CONCRETE A

0 100

0

0

1,233.00

SF

6.50

6.50

100

1998

1998

3

75

6,011

6

1242

WD DECK A

0 100

8

43

344.00

SF

10.00

10.00

100

1998

1998

3

20

688

7

0861

POOL GUNIT

0 100

0

0

317.00

SF

85.00

85.00

100

2005

2005

3

40

10,778

8

0845

KOOL DECK

0 100

0

0

1,124.00

SF

7.25

7.25

100

2005

2005

3

86

7,008

9

1125

CB/STC 6"

0 100

54

8

432.00

SF

7.35

7.35

100

2005

2005

3

86

2,731

10

0479

VF PICKET

0 100

0

0

38.00

LF

10.00

10.00

100

2005

2005

3

66

251

LAND DESCRIPTION

TOTAL OB/XF

30,882

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

000100

C

SFR

100

0006

R-1

75.00

200.00

75.00

FF

1.00

1.00

0.99

6,400.00

6,310.40

473,280

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

473,280

Market:

0

Agricultural:

0

Common:

473,280

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,721

112.8000

141.00

383,661

1961

1990

0

0

21.50

78.50

1 SNGL FAM - 100% - 1996

Heated Area: 2119

HX Base Yr 1996

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2024

MLU

087 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2

2

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

301,174

TOTAL MARKET OB/XF VALUE

32,082

TOTAL LAND VALUE - MARKET

473,280

TOTAL MARKET VALUE

806,536

SOH/AGL Deduction

525,676

ASSESSED VALUE

280,860

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

230,860

TOTAL JUST VALUE

806,536

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

765,252

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20032724

REMODEL

5,000

03/19/2003

20011368

SWIM POOL

24,000

06/12/2001

20011300

XFOB

2,000

06/07/2001

19983489

REPAIR/RRF

2,200

04/07/1998

19983375

XFOB

0

03/18/1998

19983218

XFOB

0

02/23/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

MALOY BETTY JEAN
1087 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1540-0022-0020

[illegible]