LOT 4
PT OR 1925/195
OCEANS EIGHT PB 5/41

HANSON WILLIAM H & ANGELA Y
1427 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-155E-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

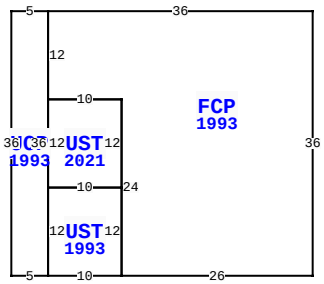
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

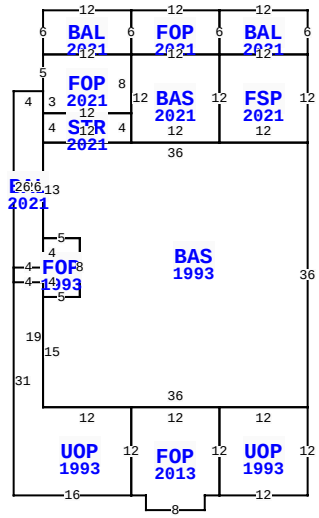
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,800
BAL	72	15	11	1,800
BAL	104	15	16	2,617
BAS	1,256	100	1,256	205,463
BAS	144	100	144	23,557
FCP	1,056	25	264	43,187
FOP	40	30	12	1,963
FOP	160	30	48	7,852
FOP	72	30	22	3,599
FOP	72	30	22	3,599
TOTALS	4,600		2,557	418,287

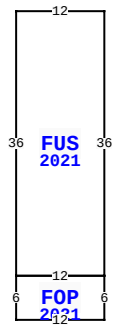
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,557	118.5408	177.81	454,660	1987	2007	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2020 Heated Area: 1832 HX Base Yr 2020







** This building has 19 Sub-Areas

BLD DATE	08/14/2013	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

1427 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		418,287
TOTAL MARKET OB/XF VALUE		60,617
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		928,904
SOH/AGL Deduction		298,775
ASSESSED VALUE		630,129
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		580,129
TOTAL JUST VALUE		928,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		911,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200465	SWIM POOL	840,000	09/25/2020
20190718	REMODEL	0	02/03/2020
20090502	ELEC OTHER	0	04/23/2009
20033166	XFOB	2,000	05/28/2003
20033037	REMODEL	25,000	05/01/2003
20022048	OTHER	1,000	12/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/0195	6/27/2014	WD	Q	I	05	473,000
GRANTOR: JACOB RICHARD & MARY						
GRANTEE: HANSON WILLIAM H &						
0527/0950	9/29/1987	MS	U	I		125,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W36 UOP=[YR=1993] W5 S36 E5 UST=[YR=1993] E10 N12 UST=[YR=2021] N12 W10 S12 E10$ W10 S12$ N36$ S12 E10 S24 E26 N36$ PTR= E20 BAL=[YR=2021] E4 FOP=[YR=2021] N5 BAL=[YR=2021] N6 E12 FOP=[YR=2021] E12 BAL=[YR=2021] E12 S6 FSP=[YR=2021] S12 BAS=[YR=1993] S36 UOP=[YR=1993] S12 W12 FOP=[YR=2013] W2 S2 W8 N2 W2 UOP=[YR=1993] W16 N31 E4 FOP=[YR=1993] N4 E5 S8 W5 N4$ S19 E12 S12$ N12 E12S12$ N12 E12$ W36 N15 E5 N8 W5 N13 STR=[YR=2021] E12 BAS=[YR=2021] E12 N12 W12 S12$N4 W12 S4$ E36$ W12 N12 E12$ W12 N6$ S6 W12 N6$ S6 W12 $ E12 S8 W12 N3$ S26 W4 N26$ W20$ PTR= E70 FUS=[YR=2021] E12 S36 FOP=[YR=2021] S6 W12 N6 E12$ W12 N36$ W70$.

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	100	0	0	1,708.00	SF	6.50	6.50	100	1987	1987	3	52	5,773	
2	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2021	2021	3	95	33,592	
3	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	100	2021	2021	3	99	7,999	
4	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2021	2021	3	99	713	
5	0462	ST/AL FNC	0	100	0	0	1,320.00	SF	10.00	10.00	100	2021	2021	3	95	12,540	

LAND DESCRIPTION

TOTAL OB/XF 60,617

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	100		R-1	50.00	222.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 01/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS