

LOT 8
PT OR 2430/853
OCEANS EIGHT PB 5/41

EVANS JOHN R & ANN FAMILY TRUST/EVANS JOHN RUSSELL
1441 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-155E-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality 05 Quality Level 05

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	144	15	22	4,296
BAL	200	15	30	5,858
BAS	2,934	100	2,934	572,965
FGR	1,484	55	816	159,352
FOP	280	30	84	16,404
PTO	57	5	3	586
PTO	1,060	5	53	10,350
STR	84	10	8	1,562
UOP	980	20	196	38,276

TOTALS 7,223 4,146 809,650

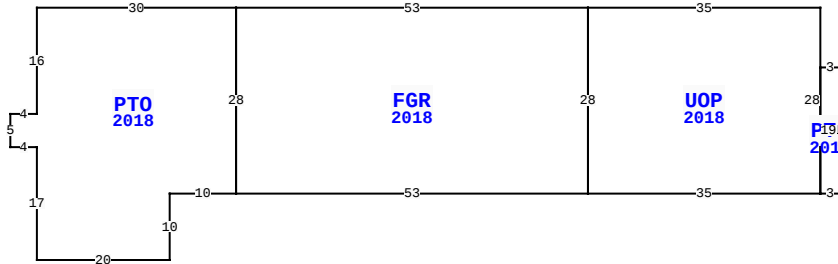
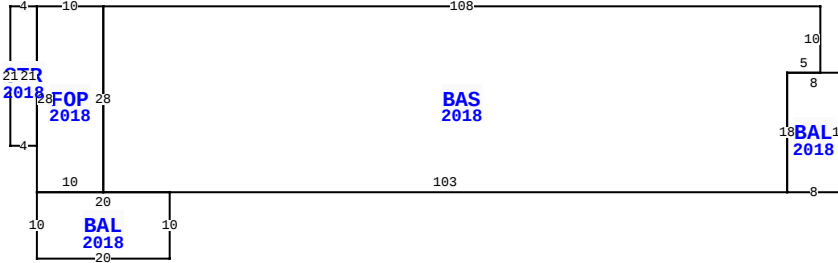
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0		1,150.00	SF 5.20	5.20	100	2018	2018	3	97	5,801
2	0810	CONCRETE A	0	100	0	0		92.00	SF 6.50	6.50	100	2018	2018	3	97	580
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2018	2018	3	98	1,960

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	000100	C	SFR	100		R-1	50.00	217.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	4,146	132.8448	199.27	826,173	2018	2018	0	0	0	2.00	98.00	
1 SFR CUST - 100% - 2019						Heated Area: 2934			HX Base Yr 2019				



1441 N FLETCHER AV, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		809,650	
TOTAL MARKET OB/XF VALUE		8,341	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,617,991	
SOH/AGL Deduction		890,025	
ASSESSED VALUE		727,966	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		677,966	
TOTAL JUST VALUE		1,617,991	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,231,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172637	CO ISSUED	0	10/22/2018
20172637	NEW CONSTR	461,834	08/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0853	2/02/2021	WD U	I	11		100

GRANTOR: EVANS JOHN R LIVING I
GRANTEE: EVANS JOHN & ANN FA
2029/0175 2/10/2016 WD U V 37 175,000
GRANTOR: ANDERSON JOSEPH P & J
GRANTEE: EVANS JOHN R LIVING

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W108 FOP=[YR=2018] W10 STR=[YR=2018] W4 S21 E4 N21\$ S28 BAL=[YR=2018] S10 E20 N10 W20\$ E10 N28\$ S28 E103
BAL=[YR=2018] E8 N18 W8 S18\$ N18 E5 N10\$ PTR=S60
UOP=[YR=2018] W35 FGR=[YR=2018] W53 PTO=[YR=2018] W30 S16 W4 S5 E4 S17 E20 N10 E10 N28\$ S28 E53 N28\$ S28 E35 PTO=[YR=2018] E3 N19 W3 S19\$ N28\$ N60\$.