

BLOCK 5 LOT 1
IN OR 1763/1487
SOUTH BEACH SUB PB 3/11

PAGE DAVID P JR MM & KIMBERELY
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	106,938
FOP	144	30	43	5,635
FUS	816	100	816	106,938
PTO	65	5	3	393
UOP	12	20	2	262
UOP	114	20	23	3,014
UOP	222	20	44	5,766
TOTALS	2,189		1,747	228,945

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	0	8	10		80.00	SF 30.00	100	2000
2	0812	CONCRETE C	0	0	0	0		1,676.00	SF 4.00	100	2006
3	0810	CONCRETE A	0	0	0	0		309.00	SF 6.50	100	2006

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	000800	C	MULTI-FAM	0		R-3	50.00	100.00	50.00	FF	1

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,747	124.6350	155.79	272,165	1971	1990	0	0	0	15.88	84.12
1 DUPLEX - 0% - 0												
Heated Area: 1632												
HX Base Yr												
3035 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/20/2024 MLU												

TOTAL OB/XF											
8,059											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			228,945
TOTAL MARKET OB/XF VALUE			8,059
TOTAL LAND VALUE - MARKET			310,000
TOTAL MARKET VALUE			547,004
SOH/AGL Deduction			10,201
ASSESSED VALUE			536,803
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			536,803
TOTAL JUST VALUE			547,004
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062204	REPAIR/RRF	3,900	09/21/2006
B0112253	REMODEL	2,400	10/15/2001
B002796	REMODEL	10,000	04/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1763/1487	11/07/2011	WD	Q	I	02	310,000
GRANTOR: COCHRAN BRUCE & DENIS						
GRANTEE: PAGE DAVID P JR MM						
1441/1457	9/01/2006	WD	Q	I		535,000
GRANTOR: KING DAVID & TARA L						
GRANTEE: COCHRAN BRUCE & DEN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W3 UOP=[YR=1993] N3 W4 S3 E4 \$ W21 S27											
UOP=[YR=1993] W6 S13 E30 PTO=[YR=1993] E5 N13 W5 S13\$ N6 W24											
N7\$ S7 E24 N34\$ PTR=E25 UOP=[YR=1993] E6 FUS=[YR=1993] N27											
E24 S34 FOP=[YR=1993] S6 W24 N6 E24\$ W24 N7\$ S13 W2 S9 W4											
N22\$ W25\$.											