PT LOT 8
IN OR 2567/1484
STRATHMORE PLACE PB 3/10

FRIEDERICHS BRIAN P & ASHLEY C
325 9TH STREET SOUTH
ATLANTIC BEACH, FL 32233

2024

00-00-31-1740-0008-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

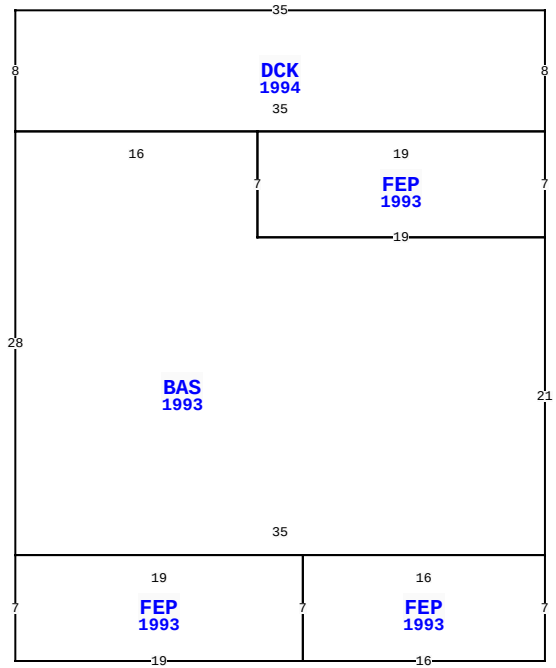
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	04	PLYWOOD 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	847	100	847	128,443
DCK	280	10	28	4,246
FEP	112	80	90	13,648
FEP	133	80	106	16,074
FEP	133	80	106	16,074
TOTALS	1,505		1,177	178,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,177	117.5540	176.33	207,540	1957	1995	0	0	0	14.00	86.00

1 SFR CUST – 0% - 2023 Heated Area: 847 HX Base Yr



300 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,484
TOTAL MARKET OB/XF VALUE	6,154
TOTAL LAND VALUE - MARKET	825,000
TOTAL MARKET VALUE	1,009,638
SOH/AGL Deduction	0
ASSESSED VALUE	1,009,638
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,009,638
TOTAL JUST VALUE	1,009,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	926,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122120	DECK REPLACEMENT	3,500	10/11/2012
20100820	CONVERT TUB TO SH	3,500	05/17/2010
20100821	REPLACE 8 FIXTURE	2,400	05/17/2010
20091090	3 WINDOWS/2DOORS	4,000	08/14/2009
20091056	200AMP/UG/METER	800	08/12/2009
20091030	RE-ROOF	4,000	07/30/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2567/1484	6/02/2022	WD	Q	I	01	1,275,000
GRANTOR: ZEDAKER JO ANNE						
GRANTEE: FRIEDERICHS BRIAN P						
0835/1684	6/02/1998	WD	U	I	18	8,000
GRANTOR: ZEDAKER DORIS M						
GRANTEE: ZEDAKER DORIS M L/E						

BUILDING NOTES

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	0415	BEACHWALK	0	0	160	4	640.00	SF	11.50	11.50	100	2005	2005	3	24	1,766	
2	0810	CONCRETE A	0	0	25	30	750.00	SF	6.50	6.50	100	2009	2009	3	90	4,388	

BUILDING DIMENSIONS

DCK=[YR=1994] W35S8 BAS=[YR=1993] S28 FEP=[YR=1993] S7 E19 FEP=[YR=1993] E16 N7 W16 S7 $ N7 W19 $ E35 N21 FEP=[YR=1993] N7W19S7E19$ W19N7W16$ E35N8$.

LAND DESCRIPTION

TOTAL OB/XF 6,154

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	000120	C	SFR OCN FT	0	0006	R-3	50.00	210.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS