PT GOVT LOT 20 OF SEC 9-3N-29E
PBK O/40 IN OR 2271/1297(EX
RESTRICTIONS IN OR 581/741 &

SMITH SHERRY & JAMES
1032 N FLETCHER AVE #A-2
FERNANDINA BEACH, FL 32034

2024

09-3N-29-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

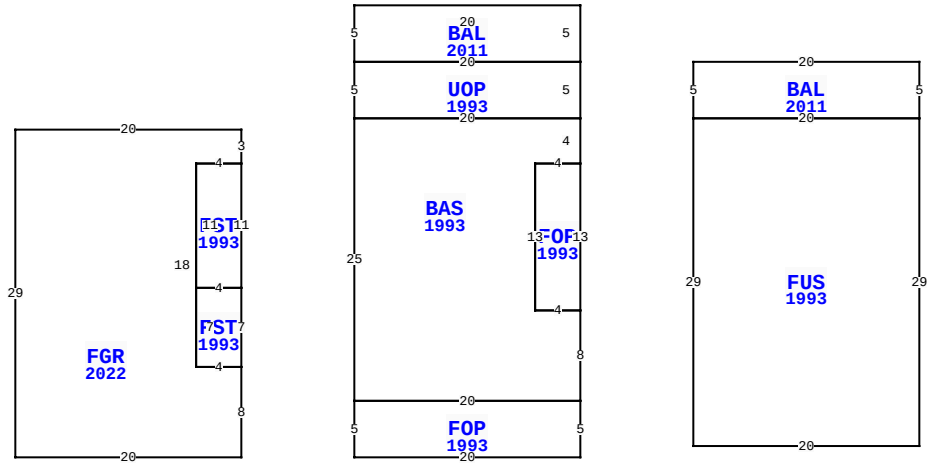
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	15	3,088
BAL	100	15	15	3,088
BAS	448	100	448	92,221
FGR	508	55	279	57,433
FOP	52	30	16	3,293
FOP	100	30	30	6,175
FST	28	55	15	3,088
FST	44	55	24	4,940
FUS	580	100	580	119,394
UOP	100	20	20	4,117
TOTALS	2,060		1,442	296,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,442	238.1142	226.21	326,195	1982	2005	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1028 HX Base Yr 2020



1032 N FLETCHER AV A-2, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		296,837
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		262,500
TOTAL MARKET VALUE		559,337
SOH/AGL Deduction		193,111
ASSESSED VALUE		366,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,226
TOTAL JUST VALUE		559,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121235	RELOCATE AC	300	06/25/2012
20121228	H/AC	3,000	06/22/2012
20111353	STANDING SEAM ROO	10,000	08/11/2011
20110062	GAS	250	01/12/2011
20110025	REPLACE 3 WINDOWS	1,000	01/05/2011
20102099	REMODEL	800	12/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1297	4/29/2019	WD	Q	I	01	400,000
GRANTOR: MCELREATH VICKI H WIL						
GRANTEE: SMITH SHERRY & JAME						
1706/0478	10/12/2010	WD	Q	I	02	215,000
GRANTOR: LINDSAY WILLIAM D						
GRANTEE: MCELREATH VICKI H W						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2011] W20S5 UOP=[YR=1993] S5 BAS=[YR=1993] S25 FOP=[YR=1993] S5 E20 N5 W20 $ E20 N8 FOP=[YR=1993] N13 W4 S13 E4 $ W4N13 E4 N4 W20 $ E20 N5W20$ E20N5$ PTR=S5E10 BAL=[YR=2011] E20 S5 FUS=[YR=1993] S29 W20 N29 E20 $ W20 N5 $N5W10$ PTR=S11W30 FGR=[YR=2022] W20 S29 E20 N8 FST=[YR=1993] N7 FST=[YR=1993] N11 W4 S11 E4 $ W4 S7 E4 $ W4 N18 E4 N3 $N11E30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	7,000.00	10,500.00	262,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/06/2024 BY SYS