PT GOVT LOT 20 OF SEC 9-3N-29E
PBK O/40 & WALK ESMT PT OF LOT
34 PBK 2/34 IN OR 1255/1184 &

GONZALEZ ALAYNE
1030 N FLETCHER AV B-2
FERNANDINA BEACH, FL 32034

**2024**

**09-3N-29-0000-0007-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

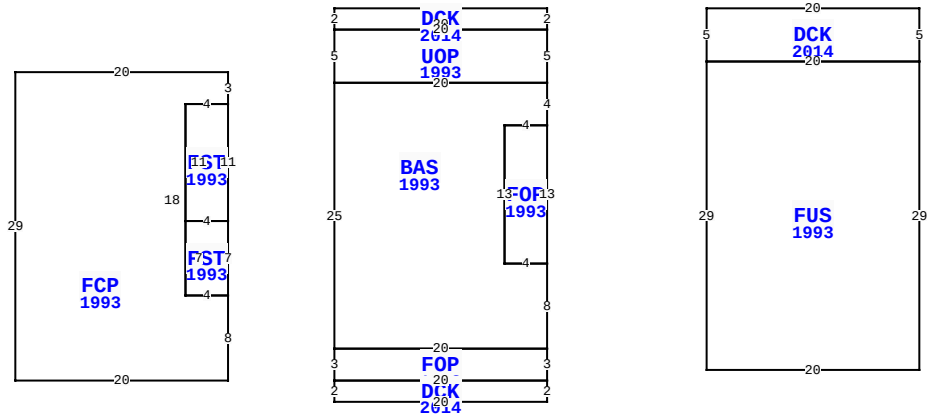
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 60 |
| Exterior Wall | 12 | CEDAR 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| 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 |
|---|---|---|---|---|
| BAS | 448 | 100 | 448 | 90,044 |
| DCK | 40 | 10 | 4 | 804 |
| DCK | 40 | 10 | 4 | 804 |
| DCK | 100 | 10 | 10 | 2,010 |
| FCP | 508 | 25 | 127 | 25,526 |
| FOP | 52 | 30 | 16 | 3,216 |
| FOP | 60 | 30 | 18 | 3,618 |
| FST | 28 | 55 | 15 | 3,015 |
| FST | 44 | 55 | 24 | 4,824 |
| FUS | 580 | 100 | 580 | 116,576 |
| TOTALS | 2,000 | | 1,266 | 254,456 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 1,266 | 239.0606 | 227.11 | 287,521 | 1982 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 TOWNHOUSE - 100% - 2016 Heated Area: 1028 HX Base Yr 2016




** This building has 11 Sub-Areas

1030 N FLETCHER AV B-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 | | 254,456 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 262,500 |
| TOTAL MARKET VALUE | | 516,956 |
| SOH/AGL Deduction | | 304,133 |
| ASSESSED VALUE | | 212,823 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 162,823 |
| TOTAL JUST VALUE | | 516,956 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 443,394 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20141441 | DECK | 6,000 | 07/02/2014 |
| 19983028 | REROOF | 1,700 | 01/20/1998 |
| 19972374 | VINYL SIDING | 3,200 | 12/09/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1255/1184 | 8/27/2004 | WD | Q | I | | 230,000 |
| GRANTOR: KIRBY DAVID B & AUDRE | | | | | | |
| GRANTEE: GONZALEZ ALAYNE | | | | | | |
| 0718/0216 | 11/14/1994 | WD | U | I | 09 | 110,000 |
| GRANTOR: SHOEMAKER CHARLES & M | | | | | | |
| GRANTEE: KIRBY DAVID & AUDRE | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING DIMENSIONS

DCK=[YR=2014] W20 S2 UOP=[YR=1993] S5 BAS=[YR=1993] S25 FOP=[YR=1993] S3 DCK=[YR=2014] S2 E20 N2 W20$ E20 N3 W20$ E20 N8 FOP=[YR=1993] N13 W4 S13 E4$ W4 N13 E4 N4 W20$ E20 N5 W20$ E20 N2$ PTR= E15 DCK=[YR=2014] E20 S5 FUS=[YR=1993] S29 W20 N29 E20$ W20 N5$ W15$ PTR= W30 S6 FCP=[YR=1993] W20 S29 E20 N8 FST=[YR=1993] N7 FST=[YR=1993] N11 W4 S11 E4$ W4 S7 E4$ W4 N18 E4 N3 $ N6 E30$.

## 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 02/19/2020 BY KWVJ Total Acres: 0.00 Total Land Value: 262,500 Market: 0 Agricultural: 0 Common: 262,500 PRINTED 08/06/2024 BY SYS