PT GOVT LOT 20 OF SEC 9-3N-29E
PBK O/40 IN OR 2400/245 &
PT IN ABND R/W IN DBK 245/237

GAY LOUIS C & DEBORAH F L/E/
1124 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

09-3N-29-0000-0009-0000

BUILDING CHARACTERISTICS

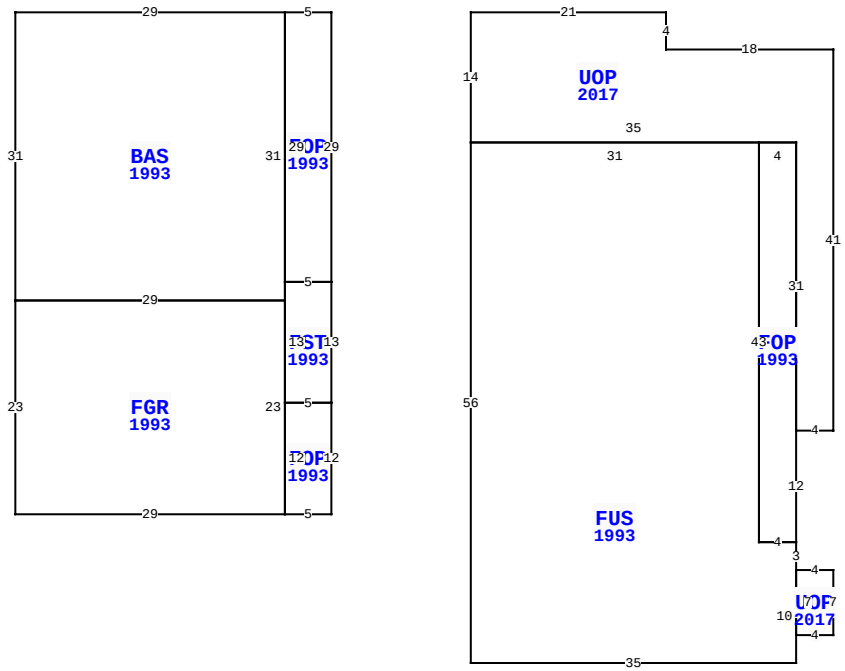
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	899	100	899	141,509
FGR	667	55	367	57,769
FOP	60	30	18	2,833
FOP	145	30	44	6,926
FOP	172	30	52	8,185
FST	65	55	36	5,667
FUS	1,788	100	1,788	281,442
UOP	28	20	6	944
UOP	598	20	120	18,889
TOTALS	4,422		3,330	524,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,330	115.0000	172.50	574,425	1982	2005	0	0	0	8.75	91.25

1 SFR CUST – 100% - 2021 Heated Area: 2687 HX Base Yr 2021



BLD DATE	03/23/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

1124 N FLETCHER AVE U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		524,163
TOTAL MARKET OB/XF VALUE		7,808
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		881,971
SOH/AGL Deduction		225,649
ASSESSED VALUE		656,322
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		606,322
TOTAL JUST VALUE		881,971
NCON VALUE		5,044
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162675	DECKS	14,999	09/29/2016
20070424	REPAIR/RRF	13,159	03/09/2007
20003111	REPAIR/RRF	7,000	06/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/404	4/11/2023	LE	U	I	11	100
GRANTOR: GAY LOUIS COLEMAN GAY						
GRANTEE: GAY JENNIFER L ET A						
2400/0245	10/07/2020	WD	Q	I	02	725,000
GRANTOR: 1124 NORTH FLETCHER A						
GRANTEE: GAY LOUIS C & DEBOR						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=50,57] S3 S10 W35 N56 E31 S43 E4 $
BAS=[YR=1993;ORIG=-5,0] W29 S31 E29 N31 $
FGR=[YR=1993;ORIG=-34,31] S23 E29 N23 W29 $
UOP=[YR=2017;ORIG=15,0] E21 S4 E18 S41 W4 N31 W35 N14 $
FOP=[YR=1993;ORIG=50,45] S12 W4 N43 E4 S31 $
FOP=[YR=1993;ORIG=0,0] W5 S29 E5 N29 $
FST=[YR=1993;ORIG=0,42] N13 W5 S13 E5 $
FOP=[YR=1993;ORIG=-5,54] E5 N12 W5 S12 $
UOP=[YR=2017;ORIG=50,60] E4 S7 W4 N7 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0810	CONCRETE A	0	100	0	0	841.00	SF	6.50	6.50	100	1982	1982	3	38	2,077	
2	0810	CONCRETE A	0	100	0	0	278.00	SF	6.50	6.50	100	1982	1982	3	38	687	
3	0855	CONC PAVER	0	100	0	0	520.00	SF	10.00	10.00	100	2024	2018		97	5,044	

LAND DESCRIPTION

TOTAL OB/XF 7,808

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 01/18/2024 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS