PT GOVT LOTS 19 & 20 OF
SEC 9-3N-29E PBK O/40 IN
OR 1934/1876 & PT IN ABND R/W

HALLORAN STEPHEN W/MANN JANET S
1128 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

09-3N-29-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

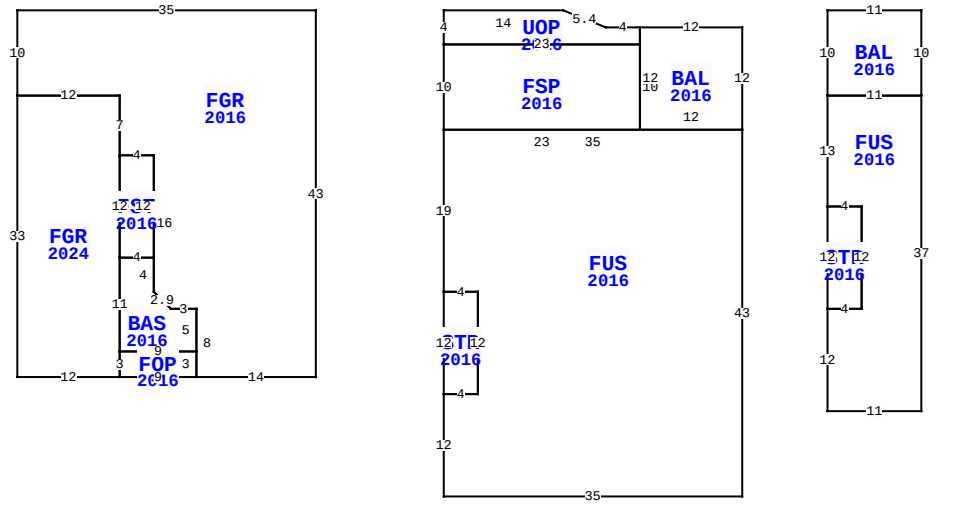
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	110	15	16	3,161
BAL	144	15	22	4,347
BAS	71	100	71	14,028
FGR	963	55	530	104,714
FGR	396	55	218	43,071
FOP	27	30	8	1,581
FSP	230	40	92	18,177
FST	48	55	26	5,137
FUS	359	100	359	70,929
FUS	1,457	100	1,457	287,865
TOTALS	3,980		2,825	558,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,825	163.2000	204.00	576,300	2016	2016	0	0	0	3.15	96.85

1 SNGL FAM – 100% - 2017 Heated Area: 1887 HX Base Yr 2017



** This building has 13 Sub-Areas

1128 N FLETCHER AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		558,147
TOTAL MARKET OB/XF VALUE		4,140
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		912,287
SOH/AGL Deduction		424,697
ASSESSED VALUE		487,590
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		437,590
TOTAL JUST VALUE		912,287
NCON VALUE		22,919
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		765,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211767	ENCLOSE CRPT	0	06/14/2022
20152863	CO ISSUED	0	10/27/2016
20152863	NEW CONSTR	310,137	12/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1876	8/28/2014	WD	Q	V	01	137,500
GRANTOR: DICKENS JACKSON H CO-						
GRANTEE: HALLORAN STEPHEN W						
0768/0470	7/19/1996	TD	U	V	01	100
GRANTOR: DICKENS BARBARA B						
GRANTEE: DICKENS BARBARA B M						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=50,14] S43 W35 N12 E4 N12 W4 N19 E35 $
FGR=[YR=2016;ORIG=0,0] W35 S10 E12 S7 E4 S16 D2R2 E3 S8 E14 N43 $
FUS=[YR=2016;ORIG=71,10] S37 W11 N12 E4 N12 W4 N13 E11 $
FSP=[YR=2016;ORIG=15,14] N10 E23 S10 W23 $
BAL=[YR=2016;ORIG=38,2] E12 S12 W12 N12 $
BAL=[YR=2016;ORIG=60,0] E11 S10 W11 N10 $
UOP=[YR=2016;ORIG=15,0] E14 D2R5 E4 S2 W23 N4 $
BAS=[YR=2016;ORIG=-14,40] N5 W3 U2L2 N4 W4 S11 E9 $
FST=[YR=2016;ORIG=-19,29] N12 W4 S12 E4 $
STR=[YR=2016;ORIG=15,45] N12 E4 S12 W4 $
STR=[YR=2016;ORIG=60,35] N12 E4 S12 W4 $

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	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2016	2016	3	96	242	
2	0855	CONC PAVER	0	100	0	0	230.00	SF	7.00	7.00	100	2016	2016	3	96	1,546	
3	0855	CONC PAVER	0	100	0	0	350.00	SF	7.00	7.00	100	2016	2016	3	96	2,352	

LAND DESCRIPTION

TOTAL OB/XF 4,140

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 12/08/2023 BY TW Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS