

AVEILLE TAMMY JO & MICHAEL L/E/
341 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

11-2N-26-2050-0171-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
Occupancy

16WD FR STUC 100
03GABLE/HIP 100
03COMP SHNGL 100
05DRYWALL 100
13LVT/LAMNT 70
11CLAY TILE 30
03CENTRAL 100
04AIR DUCTED 100

3 100
2 100
02WOOD FRAME 100

1. 1. 100
0 100
00NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

03Quality Level 03
0100SINGLE FAMILY

MKT AREA05
5005.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,5961001,596155,897
FGR4245523322,759
FOP6530201,954
FSP10040403,908
PTO12056586

TOTALSTOTALS

2,3051,895185,102

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDFOB/XF MKT VALUENOTES

10811CONCRETE B0000690.00SF5.205.20100200520053863,086

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR D LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR00003PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,895112.9940107.34203,40920052005009.0091.00

1 SINGLE FAM - 0% - 2024

Heated Area: 1596HX Base Yr

PLOT PLAN

Diagram showing lot dimensions (e.g., 36, 16, 12, 10, 38, 22, 21) and area calculations (BAS 2005, FGR 2005, FOP 2005).

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE185,102
TOTAL MARKET OB/XF VALUE3,086
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE243,188
SOH/AGL Deduction0
ASSESSED VALUE243,188
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE243,188
TOTAL JUST VALUE243,188
NCON VALUE4,418
INCOME VALUE
PREVIOUS YEAR MKT VALUE230,721

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

2721/2336/25/2024LEUII11100

GRANTOR: AVIELLE MICHAEL & TAM
GRANTEE: AVEILLE KAYLA BREAN
2641/18435/18/2023WDQUII01312,000
GRANTOR: NICHOLSON TAMERA
GRANTEE: AVEILLE TAMMY JO &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-10,10] W12 W16 S36 E2 S2 E19 S13 E12 N13
E5 N38 W10 \$
FGR=[YR=2005;ORIG=-38,46] S22 E21 N20 W19 N2 W2 \$
FSP=[YR=2005;ORIG=0,0] W10 S10 E10 N10 \$
FOP=[YR=2005;ORIG=-5,61] E5 N13 W5 S13 \$
PTO=[YR=2024;ORIG=-22,10] E12 N10 W12 S10 \$