PT OF LOT 38
IN OR 2744/409
AMELIA LIGHTHOUSE RESERVATION

229 SOUTH FLETCHER AVENUE LLC
PO BOX 16523
FERNANDINA BEACH, FL 32035

2025

00-00-31-1020-0038-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

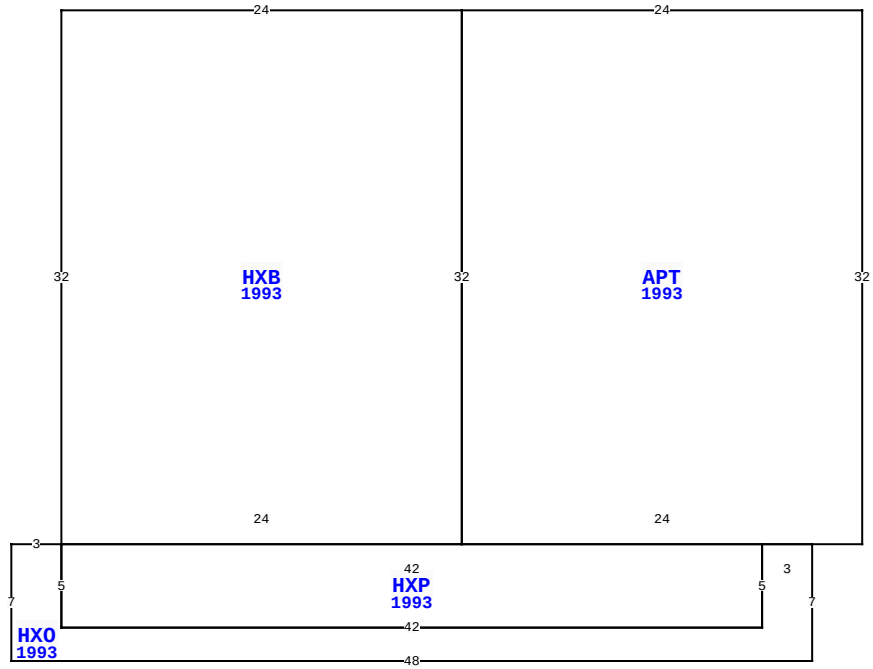
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	768	100	1993	768	111,488
HXB	768	100	1993	768	111,488
HXO	126	5	1993	6	871
HXP	210	30	1993	63	9,146
TOTALS	1,872			1,605	232,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,605	132.4980	174.90	280,714	1956	1990	0	0	0	17.00	83.00

1 DUPLEX – 0% - 2025 Heated Area: 1536 HX Base Yr



229 S FLETCHER AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	232,993
TOTAL MARKET OB/XF VALUE	21,780
TOTAL LAND VALUE - MARKET	442,500
TOTAL MARKET VALUE	697,273
SOH/AGL Deduction	0
ASSESSED VALUE	697,273
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	697,273
TOTAL JUST VALUE	697,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	555,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121617	H/AC	2,500	08/09/2012
20011039	REPLACE RISER/MET	1,600	05/14/2001
7062	REPAIR/RRF	1,600	05/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/409	9/25/2024	WD	U	I	11	100
GRANTOR: LEEPER WILLIAM H & EM						
GRANTEE: 229 SOUTH FLETCHER						
2300/0134	8/23/2019	WD	Q	I	02	400,000
GRANTOR: ZELINSKAS MICHAEL & A						
GRANTEE: LEEPER WILLIAM H &						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 HXB=[YR=1993] W24 S32 HXO=[YR=1993] W3 S7 E48 N7 W3 S5 W42 N5 $ HXP=[YR=1993] S5 E42 N5 W42 $ E24N32$S32E24 N32 $.

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	0	0	0	2,200.00	SF	10.00	10.00	100	2024	2022		99	21,780	

LAND DESCRIPTION

TOTAL OB/XF 21,780

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	000800	C	MULTI-FAMILY	0	0006	R-3	59.00	170.00	59.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	442,500							

REVIEW DATE 06/05/2024 BY KBA Total Acres: 0.00 Total Land Value: 442,500 Market: 0 Agricultural: 0 Common: 442,500 PRINTED 07/30/2025 BY SYS