

BLK 27 LOT 1 & S1/2 OF LOT B
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK 0/57

FRIEDLANDER SCOTT E &/BAILEY ALEXANDER R
872 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1041-0027-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

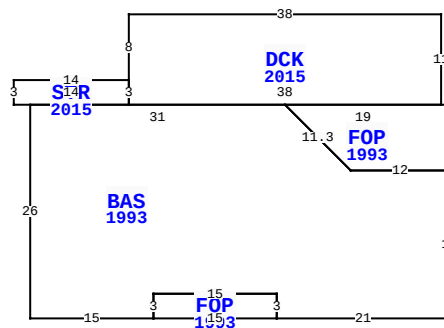
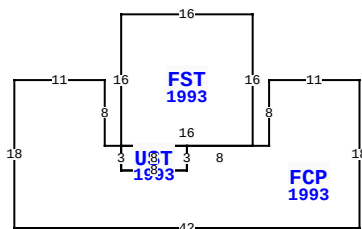
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100	1993	1,153	184,837
DCK	418	10	2015	42	6,733
FCP	572	25	1993	143	22,924
FOP	45	30	1993	14	2,244
FOP	128	30	1993	38	6,092
FST	256	55	1993	141	22,604
STR	42	10	2015	4	641
UST	24	45	1993	11	1,763
TOTALS	2,638			1,546	247,839

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	960.00	SF	6.50	6.50	
2	0820	WOOD WALK	0	100	6	4	24.00	SF	11.75	11.75	
3	1243	WD DECK F	0	100	0	0	21.00	SF	8.00	8.00	
4	1241	WD DECK G	0	100	3	19	57.00	UT	11.50	11.50	
5	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	RES OCEAN	100	0006	R-1	75.00	70.00	75.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	1,546	118.3200	186.95	289,025	1987	1995	0	0	0	14.25	85.75	
1 SFR CUST - 100% - 0				Heated Area: 1153				HX Base Yr 2015					



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										247,839	
TOTAL MARKET OB/XF VALUE										4,297	
TOTAL LAND VALUE - MARKET										1,425,000	
TOTAL MARKET VALUE										1,677,136	
SOH/AGL Deduction										1,088,052	
ASSESSED VALUE										589,084	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										538,362	
TOTAL JUST VALUE										1,677,136	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										1,478,635	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150805	ADDDECK	15,000	04/15/2015
20140460	DECK	0	04/15/2015
20041401	ELEC OTHER	2,000	08/04/2004
20040671	MECH OTHER	3,000	04/06/2004
20021923	REMODEL	4,000	11/11/2002
20021384	REPAIR/RRF	3,000	08/13/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2264/1361	3/27/2019	QC	U	I	11	100	
GRANTOR: FRIEDLANDER SCOTT E							
GRANTEE: FRIEDLANDER SCOTT E							
1822/1135	10/26/2012	WD	Q	I	02	452,100	
GRANTOR: DEUTSCHE BANK TRUST C							
GRANTEE: FRIEDLANDER SCOTT E							

BUILDING NOTES											
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BUILDING DIMENSIONS
FCP=[YR=1993] W11 S8 W2 FST=[YR=1993] N16 W16 S16
UST=[YR=1993] S3 E8 N3W8 \$ E16 \$ W8 S3 W8 N3 W2 N8 W11 S18
E42 N18 \$ PTR= E15 STR=[YR=2015] E14 DCK=[YR=2015] N8 E38 S11
FOP=[YR=1993] E1 S8 BAS=[YR=1993] S18 W21 FOP=[YR=1993] N3W15
S3 E15 \$ N3 W15 S3 W15 N26E31 R8 D8 E12\$ W12 U8 L8 E19\$
W38 N3\$ S3 W14 N3\$ W15 \$.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	RES OCEAN	100	0006	R-1	75.00	70.00	75.00	FF	