LOT 82
IN OR 427 PG 11
BUCKS FDNA BEACH 1 PB 2/30

O'GRADY PATRICK J
55 S MAIN ST
CRANBURY, NJ 08512

2025

00-00-31-114A-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

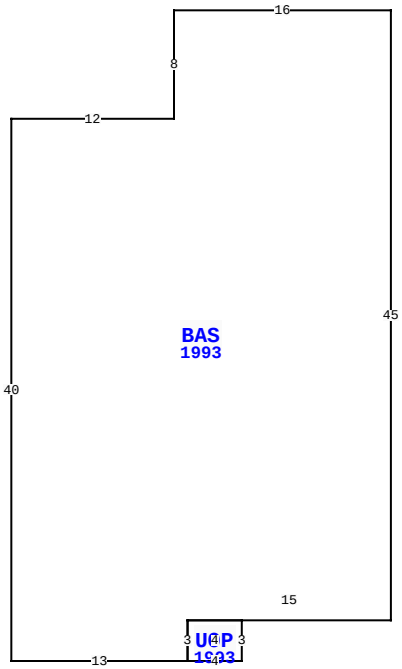
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1993	1,203	117,291
UOP	12	20	1993	2	195
TOTALS	1,215			1,205	117,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,205	112.9960	149.15	179,726	1955	1960	0	0	0	34.63	65.37

1 SNGL FAM – 0% - 0 Heated Area: 1203 HX Base Yr



2737 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,487
TOTAL MARKET OB/XF VALUE	4,343
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	481,830
SOH/AGL Deduction	19,160
ASSESSED VALUE	462,670
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	462,670
TOTAL JUST VALUE	481,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0356/0738	4/01/1982	WD	Q	I		44,300
GRANTOR:						
GRANTEE:						
0318/0762	8/01/1980	WD	Q	I		44,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S8 W12 S40 E13 UOP=[YR=1993] E4 N3 W4 S3$ N3 E15 N45$.

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	0	21	13	273.00	SF	6.50	6.50	100	1988	1988	3	52	923	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
3	0511	GARAGE CB-	0	0	0	0	296.00	SF	40.00	40.00	100	1960	1960	3	20	2,368	
4	1242	WD DECK A	0	0	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	22	352	

LAND DESCRIPTION

TOTAL OB/XF 4,343

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	RES	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,500.00	7,200.00	360,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS