

LOT S1/2 OF 10 & N37 1/2 FT
OF 9 & PARCEL 3-1 SEC 9-3N-29
IN OR 445 PG 335

NIX BETTY JO HARVEY TRIPP
1029 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-126B-0009-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	05	AVERAGE 50	2700	01	2,777	92.1600	121.65	337,822	1958	1990	0	0	0	16.38	83.62	VALUATION BY STANDARD																									
Exterior Wall	15	CONC BLOCK 50	1 DUPLEX - 100% - 2005												Heated Area: 2160												HX Base Yr 2005														
Roof Structure	03	GABLE/HIP 100																																							
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	12	HARDWOOD 50																																							
Interior Floor	14	CARPET 50																																							
Air Condition	02	WINDOW 100																																							
Heating Type	03	FORCED AIR 100																																							
Bedrooms	4	100																																							
Bathrooms	2	100																																							
Frame	03	MASONRY 100																																							
Stories	2.	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	1056.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
APT	1,080	100	1993	1,080	109,862																																				
HXB	1,080	100	1993	1,080	109,862																																				
HXG	500	55	1993	275	27,974																																				
HX0	98	5	2009	5	508																																				
HXP	140	30	1993	42	4,272																																				
HXP	354	30	1993	106	10,783																																				
HXP	12	30	2009	4	407																																				
HXS	210	40	2009	84	8,545																																				
HXY	170	15	1993	26	2,645																																				
SXR	27	10	2009	3	305																																				
TOTALS	3,911			2,777	282,487																																				
EXTRA FEATURES						1029 N FLETCHER AVE U&D, FERNANDINA BEACH																																			
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES																									
1	0810	CONCRETE A	0	100	0	1,900.00	SF	6.50	6.50	100	1960	1960	3	20	2,470																										
2	1122	CB 6"	0	100	70	350.00	SF	5.85	5.85	100	1958	1958	3	20	410																										
TOTAL OB/UF																		2,880																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0006	R-2	63.00	200.00	63.00	FF		1.00	1.00	1.25	6,000.00	7,500.00	472,500																								
REVIEW DATE 02/19/2020 BY KW Total Acres: 0.00 Total Land Value: 472,500 Market: 0 Agricultural: 0 Common: 472,500 PRINTED 07/30/2025 BY SYS																																									