LOTS 19 & 20 SECT # 2
IN OR 842/368
FERREIRA REPLAT OF

HAYES THOMAS & MARIA K
1223 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-126B-0019-0000

BUILDING CHARACTERISTICS

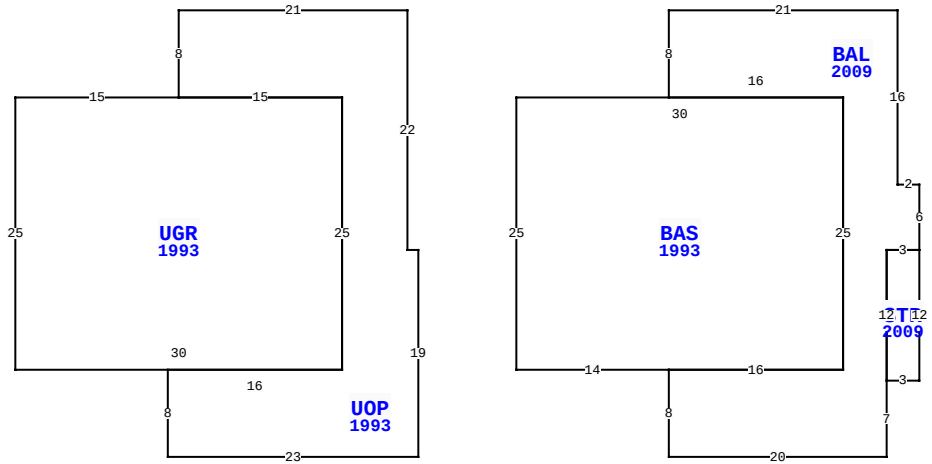
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	454	15	2009	68	9,431
BAS	750	100	1993	750	104,022
STR	36	10	2009	4	555
UGR	750	45	1993	338	46,880
UOP	513	20	1993	103	14,286
TOTALS	2,503			1,263	175,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,263	122.7200	161.99	204,593	1962	1995	0	0	0	14.38	85.62

1 SNGL FAM – 0% - 0 Heated Area: 750 HX Base Yr



1223 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,173
TOTAL MARKET OB/XF VALUE	2,634
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	777,807
SOH/AGL Deduction	262,900
ASSESSED VALUE	514,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,907
TOTAL JUST VALUE	777,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	769,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110324	H/AC	1,600	03/08/2011
20110324	REPAIR/RRF	0	02/28/2011
20091696	ELEC OTHER	0	12/14/2009
20090997	REMODEL	2,500	07/27/2009
20090850	H/AC	0	07/01/2009
20021322	REPAIR/RRF	2,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0368	7/23/1998	WD	U	I		165,000
GRANTOR: LAMB DEWEY H & DOROTH						
GRANTEE: HAYES THOMAS & MARI						
0223/0063	8/01/1976	WD	Q	I		24,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W21 S8 UGR=[YR=1993] W15 S25 E30 N25 W15 $ E15 S25 W16 S8 E23 N19 W1 N22$ PTR=E10S8 BAS=[YR=1993] S25E14 BAL=[YR=2009] S8E20N7 STR=[YR=2009] E3N12W3S12$ N12E3N6W2 N16W21S8E16S25W16$ E16N25W30$ N8W10$.

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	0	0	796.00	SF	6.50	6.50	100	1976	1976	3	26	1,345	
2	0810	CONCRETE A	0	0	0	0	522.00	SF	6.50	6.50	100	1983	1983	3	38	1,289	

LAND DESCRIPTION

TOTAL OB/XF 2,634

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	100.00	100.00	100.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	600,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS