LOT 68
PT OR 694/1605
GA FDNA BEACH SUB PB 2/35

GILLESPIE CORNELIA J
930 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0068-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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		2 100
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	04	Quality Level 04

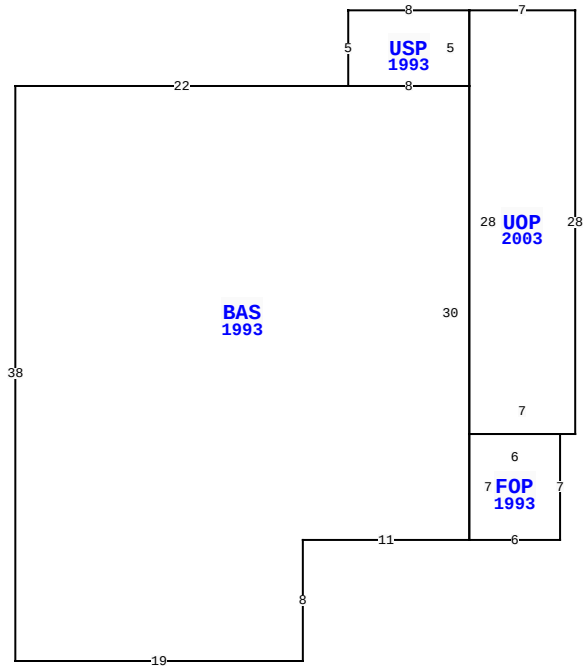
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,052	100	1993	1,052	133,031
FOP	42	30	1993	13	1,644
UOP	196	20	2003	39	4,931
USP	40	30	1993	12	1,517
TOTALS	1,330			1,116	141,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,116	113.5260	179.37	200,177	1950	1980	0	0	0	29.50	70.50

1 SFR CUST – 100% - 1998 Heated Area: 1052 HX Base Yr 1998



927 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
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		141,125
TOTAL MARKET OB/XF VALUE		871
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,091,996
SOH/AGL Deduction		752,315
ASSESSED VALUE		339,681
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		238,959
TOTAL JUST VALUE		1,091,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		935,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071944	H/AC	2,000	10/12/2007
20020346	REPAIR/RRF	3,000	02/28/2002
10516-B	XFOB	13,200	06/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0694/1605	12/20/1993	QC	Q	I	01	100
GRANTOR: GILLESPIE FRED						
GRANTEE: GILLESPIE CORNELIA						
0333/0731	3/01/1981	MS	U	I		60,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W7 USP=[YR=1993] W8 S5 BAS=[YR=1993] W22 S38 E19 N8 E11 FOP=[YR=1993] E6 N7 W6 S7 $ N30 W8 $ E8 N5$ S28 E7 N28 $.

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	1241	WD DECK G	0	100	8	17	136.00	UT	14.38	14.38	100	1990	1990	3	20	391	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 871

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	000120	C	RES OCEAN	100	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS