

LOT 107 & LOT 132
IN OR 1942/1260
GA FDNA BEACH SUB PB 2/35

HARRIS JAMES G & MARTHA M
PO BOX 8
MIDDLEBURG, VA 20118

2025

00-00-31-134A-0107-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

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
BAL	80	15	2017	12	3,531
BAL	120	15	2017	18	5,296
BAS	235	100	2017	235	69,142
FGR	790	55	2017	434	127,692
FOP	80	30	2017	24	7,062
FOP	160	30	2017	48	14,122
FOP	225	30	2017	68	20,007
FOP	240	30	2017	72	21,184
FOP	240	30	2017	72	21,184
FSP	530	40	2017	212	62,375

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,722	191.9736	303.32	1,128,957	2017	2017	0	0	3.00	97.00
2 SFR CUST - 0% - 0											
Heated Area: 2755											
HX Base Yr											

** This building has 13 Sub-Areas

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	0	0	0	1,200.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	0	0	0	1,056.00	SF	5.00	5.00	
4	0855	CONC PAVER	0	0	0	0	567.00	SF	5.00	5.00	
5	0861	POOL GUNIT	0	0	0	0	600.00	SF	106.25	106.25	
6	0857	SANDSTONE/	0	0	0	0	822.00	SF	16.00	16.00	
7	1241	WD DECK G	0	0	0	0	255.00	UT	11.50	11.50	
8	0462	ST/AL FNC	0	0	0	0	840.00	SF	10.00	10.00	
9	0462	ST/AL FNC	0	0	0	0	324.00	SF	12.50	12.50	
10	0410	ELEVATOR	0	0	0	0	1.00	UT	15,000.00	15,000.00	

432 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/24/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,095,088	
TOTAL MARKET OB/XF VALUE		110,669	
TOTAL LAND VALUE - MARKET		1,141,250	
TOTAL MARKET VALUE		2,347,007	
SOH/AGL Deduction		200,888	
ASSESSED VALUE		2,146,119	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,146,119	
TOTAL JUST VALUE		2,347,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,149,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162155	CO ISSUED	0	01/03/2018
20163490	SWIM POOL	31,850	12/20/2016
20162155	NEW CONSTR	369,091	08/09/2016
20161424	DEMOLITION	0	05/19/2016
20120755	DECK/RAILS REPLAC	6,000	04/30/2012
20081710	2 SLIDE DOOR REPL	3,500	11/19/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1942/1260	10/17/2014	WD	Q	I	01	550,000	
GRANTOR: LONDON DONALD R & DOR							
GRANTEE: HARRIS JAMES G & MA							
0790/0096	4/11/1997	WD	Q	I		160,000	
GRANTOR: JACOBS ESTHER T							
GRANTEE: LONDON DONALD R & D							

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP=[YR=2017] W30 S22 BAS=[YR=2017] S15 FOP=[YR=2017] S25 E9 FGR=[YR=2017] E11 FOP=[YR=2017] E10 N8 W10 S8\$ N8 E10 N42 W15S30 W6 S20\$ N25 W9\$ E9 S5 E6 N16 W5 N4 W10\$ E10 S4 E5 N14 E15 N12\$ PTR=E15 FOP=[YR=2017] E20 BAL=[YR=2017] E4 STR=[YR=2017] N12 E6 S12 W6\$ E6 S12 FUS=[YR=2017] S42 BAL=[YR=2017] S8 W10 FOP=[YR=2017] W20 N8 E20 S8\$ N8 E10\$ W30 N42 E30\$ W10 N12\$ S12 W20 N12\$ W15\$ PTR=E60 FOP=[YR=2017] E20 S12 FUS=[YR=2017] E10 S42 W30 N42 E20\$ W20 N12\$ W60\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF	1.00
2	000100	C	RES	0	0006	R-2	50.00	100.00	50.00	FF	1.00
TOTAL OB/XF 110,669											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
19,000.00	19,000.00	950,000									
4,500.00	3,825.00	191,250									