

LOT 117 & LOT 122
IN OR 1765/1703
GA FDNA BEACH SUB PB 2/35 &

GUPTA SAMIR S TRUST/GUPTA SAMIR S TRUSTEE
338 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134A-0117-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,080	100	1993	1,080	132,993
DCK	48	10	1997	5	616
FOP	224	30	1993	67	8,251
HXB	1,528	100	1993	1,528	188,160
HXK	88	10	2003	9	1,109
HXY	280	15	1997	42	5,172
HXY	156	15	2003	23	2,832
STR	24	10	1993	2	246
SXR	48	10	2003	5	616
UOP	408	20	1997	82	10,098
TOTALS	3,884			2,843	350,092

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	13.00
2	0940	SHEDS/PORT	0 100	9	18	162.00	SF	30.00	30.00
3	0810	CONCRETE A	0 100	0	0	258.00	SF	6.50	6.50
4	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	10.00
5	0479	VF PICKET	0 100	0	0	46.00	LF	10.00	10.00
6	0469	VF LATTIC	0 100	0	0	34.00	SF	5.50	5.50
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	100	0002	R-2	50.00	100.00	50.00
2	000100	C	RES	100	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	2,843	110.4000	145.73	414,310	1954	1990	0	0	0	15.50	84.50
1 DUPLEX - 56.35% - 2017												
Heated Area: 2608												
HX Base Yr 2017												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025
INC DATE	338 N FLETCHER AVE U&D, FERNANDINA BEACH		AG DATE
			MLU

L N	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	0350	CARPORT WD	0 100	12	12	144.00	SF	13.00	13.00	100	1980	1980	3	20	374	
2	0940	SHEDS/PORT	0 100	9	18	162.00	SF	30.00	30.00	100	1980	1980	3	20	972	
3	0810	CONCRETE A	0 100	0	0	258.00	SF	6.50	6.50	100	1980	1980	3	30	503	
4	1242	WD DECK A	0 100	4	6	24.00	SF	10.00	10.00	100	2003	2003	3	20	48	
5	0479	VF PICKET	0 100	0	0	46.00	LF	10.00	10.00	100	2003	2003	3	58	267	
6	0469	VF LATTIC	0 100	0	0	34.00	SF	5.50	5.50	100	2003	2003	3	58	108	
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	

TOTAL OB/XF													5,282	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	9			
R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	2			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		350,092	
TOTAL MARKET OB/XF VALUE		5,282	
TOTAL LAND VALUE - MARKET		1,200,000	
TOTAL MARKET VALUE		1,555,374	
SOH/AGL Deduction		849,246	
ASSESSED VALUE		706,128	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		655,406	
TOTAL JUST VALUE		1,555,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,387,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122277	DECK REPLACEMENT	19,500	11/02/2012
20120666	SECURITY SYSTEM	1,084	04/17/2012
20112309	REPAIR/RRF	4,000	01/03/2012
20081137	ELEC OTHER	1,200	07/08/2008
20041086	REMODEL	1,000	06/14/2004
19991694	REMODEL	500	11/30/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1767/1652	11/28/2011	QC	U	I	11	100	
GRANTOR: POWELL DARRELL R & VI							
GRANTEE: GUPTA SAMIR S TRUST							
1765/1703	11/18/2011	WD	Q	I	05	605,000	
GRANTOR: PACKARD DIANE R							
GRANTEE: GUPTA SAMIR S TRUST							

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=1997] W8 DCK=[YR=1997] W12S4 FOP=[YR=1993] S2 STR=[YR=1993] W4S6 APT=[YR=1993] W8S5E11N4E8N12E5 N31 W16N8\$ E4N6\$ S6W4S8 E16N16W12\$ E12N4\$ S51E8N51\$ PTR= E10S4 HXB=[YR=1993] S63 E11N4E8HXY=[YR=2003] E9 SXR=[YR=2003] S12 HXK=[YR=2003] S11E8 N11W8\$ E4N12W4\$E4 N12 W13S12\$ N12E13N16 HXY=[YR=1997] N35W8S35E8\$ W8N31 W24\$ W10N4\$.									