LOT 142 (EX PT IN
OR 1066/1615) IN OR 2706/166
GEORGIA'S FDNA BEACH #2 UNR

KILLHOUR GILSON & CAROLINE
536 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0142-0000

BUILDING CHARACTERISTICS

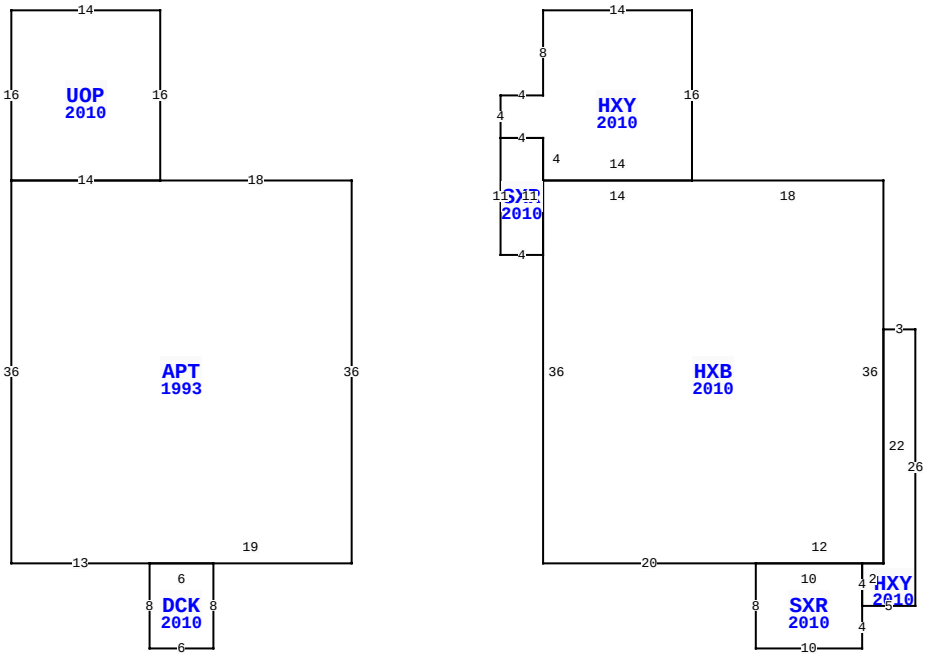
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,152	100	1993	1,152	193,456
DCK	48	10	2010	5	840
HXB	1,152	100	2010	1,152	193,456
HXY	86	15	2010	13	2,183
HXY	240	15	2010	36	6,046
SXR	44	10	2010	4	671
SXR	80	10	2010	8	1,344
UOP	224	20	2010	45	7,557
TOTALS	3,026			2,415	405,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,415	144.3736	190.57	460,227	1960	2000	0	0	0	11.88	88.12

1 DUPLEX – 53% - 2025 Heated Area: 2304 HX Base Yr 2025



536 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	05/22/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0	1,540.00	SF	6.50	6.50	100	1999	1999	3	75	7,508	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		405,552
TOTAL MARKET OB/XF VALUE		7,508
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		763,060
SOH/AGL Deduction		0
ASSESSED VALUE		763,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		712,338
TOTAL JUST VALUE		763,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		660,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122285	REROOF W/30YR SHN	4,000	11/07/2012
20111157	H/AC	2,345	07/14/2011
984806	XFOB	3,700	01/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/166	4/15/2024	WD	Q	I	01	925,000
GRANTOR: TORPEY NEIL P						
GRANTEE: KILLHOUR GILSON & C						
2420/1962	12/28/2020	WD	Q	I	02	649,000
GRANTOR: HORAK WILLIAM S & JEN						
GRANTEE: TORPEY NEIL P						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W18 UOP=[YR=2010] N16W14S16 E14$ W14 S36E13
DCK=[YR=2010] S8E6N8 W6$ E19N36$ PTR=E50 HXB=[YR=2010] W18
HXY=[YR=2010] N16W14S8W4S4 SXR=[YR=2010] S11E4N11W4$ E4S4E14$
W14 S36E20 SXR=[YR=2010] S8E10N4 HXY=[YR=2010]
E5N26W3S22W2S4$ N4W10$ E12N36$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 7,508

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	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	93.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS