

S36 FT OF LOT 147
GA FDNAL BEACH 2 UNR

ALLEN FAMILY REVOCABLE TRUST/ALLEN MARK TRUSTEE
630 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0147-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0500	11	2,002	139.3952	220.24	440,920	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	2 SFR CUST - 100% - 2022														Heated Area: 1536												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022												
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	3.	3. 100																											
Units		0 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100 SINGLE 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																								
BAS	768	100	2021	768	167,453																								
FCP	384	25	2021	96	20,932																								
FOP	55	30	2021	16	3,489																								
FOP	60	30	2021	18	3,924																								
FOP	60	30	2021	18	3,924																								
FOP	192	30	2021	58	12,646																								
FOP	192	30	2021	58	12,646																								
FOP	192	30	2021	58	12,646																								
FST	236	55	2021	130	28,345																								
FUS	768	100	2021	768	167,453																								
TOTALS			3,047		2,002	436,511																							
EXTRA FEATURES						630 N FLETCHER AVE, FERNANDINA BEACH																							
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	0855	CONC PAVER	0 100	0 0	736.00	SF	10.00	10.00	100	2021	2021	3	99	7,286															
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		R-2	36.00	100.00	36.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	252,000												
REVIEW DATE 09/30/2021 BY RK Total Acres: 0.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 07/30/2025 BY SYS																													