LOT 153
IN OR 1485/835
GA FDNA BEACH #2 UNR

THE CONGER LIVING TRUST/CONGER KATHY R TRUSTEE
726-A N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0153-0000

BUILDING CHARACTERISTICS

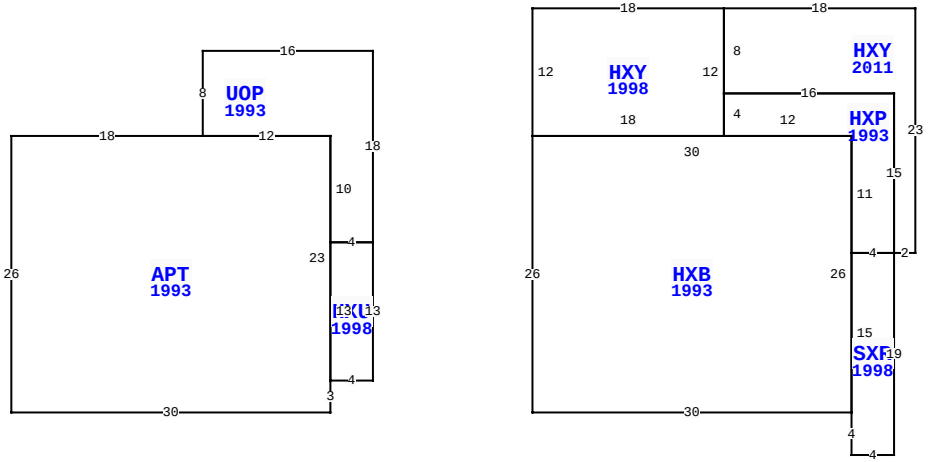
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	780	100	1993	780	91,586
HXB	780	100	1993	780	91,586
HXP	108	30	1993	32	3,758
HXU	52	55	1998	29	3,405
HXY	216	15	1998	32	3,758
HXY	174	15	2011	26	3,053
SXR	76	10	1998	8	939
UOP	168	20	1993	34	3,992
TOTALS	2,354			1,721	202,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,721	110.5000	145.86	251,025	1960	1985	0	0	0	19.50	80.50

1 DUPLEX – 100% - 2010 Heated Area: 1560 HX Base Yr



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

726 N FLETCHER AVE U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,075
TOTAL MARKET OB/XF VALUE		7,383
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		559,458
SOH/AGL Deduction		91,548
ASSESSED VALUE		467,910
TOTAL EXEMPTION VALUE	13	467,910
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		559,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111684	XFOB	900	09/23/2011
20090344	REPAIR/RRF	2,300	03/18/2009
20081054	H/AC	3,000	06/23/2008
20070222	ELEC OTHER	0	02/07/2007
20021196	H/AC	1,000	07/12/2002
19984427	XFOB	1,000	10/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/0835	3/15/2007	WD	Q	I	06	100
GRANTOR: CONGER WILLIAM A						
GRANTEE: CONGER W A & KATHY						
0842/0347	7/23/1998	WD	U	I	12	125,000
GRANTOR: COOK MICHAEL H						
GRANTEE: CONGER WILLIAM A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W16S8 APT=[YR=1993] W18 S26 E30 N3
HXU=[YR=1998] E4N13W4S13$ N23 W12$ E12S10E4N18$ PTR= E15N4
HXY=[YR=1998] S12 HXB=[YR=1993] S26E30 SXR=[YR=1998] S4E4N19
HXY=[YR=2011] E2N23 W18S8 HXP=[YR=1993] S4E12S11 E4N15 W16$
E16S15$ W4S15$ N26W30$ E18N12W18$ S4W15$.

EXTRA FEATURES

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	0801	ASPHALT A	0	100	0	0	2,935.00	SF	3.00	3.00	100	2017	2017	3	78	6,868	
2	0940	SHEDS/PORT	0	100	7	7	49.00	SF	30.00	30.00	100	2009	2009	3	35	515	

LAND DESCRIPTION

TOTAL OB/XF 7,383

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS