LOT 159
IN OR 191 PG 113
GA FDNA BEACH 2 UNR

O'ROURKE ED/O'ROURKE NANCY
738 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0159-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

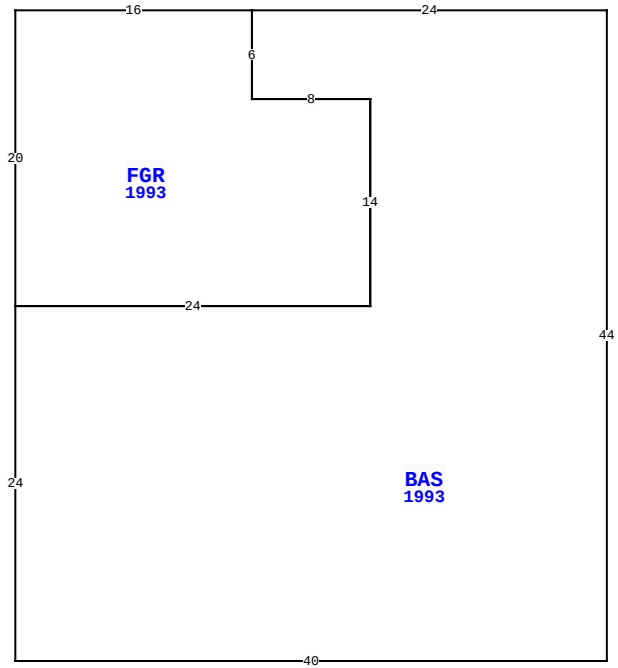
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	1993	1,328	165,268
FGR	432	55	1993	238	29,619
TOTALS	1,760			1,566	194,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,566	120.8700	159.55	249,855	1961	1980	0	0	0	22.00	78.00

1 SNGL FAM – 100% - 2022 Heated Area: 1328 HX Base Yr



738 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,887
TOTAL MARKET OB/XF VALUE		3,930
TOTAL LAND VALUE - MARKET		446,250
TOTAL MARKET VALUE		645,067
SOH/AGL Deduction		114,632
ASSESSED VALUE		530,435
TOTAL EXEMPTION VALUE	13	530,435
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		645,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111788	H/AC	3,000	10/06/2011
20060551	REPAIRS	5,500	03/18/2006
19983393	REROOF	2,600	03/23/1998
BP4037	N/A	960	12/15/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0191/0113	1/01/1975	WD	U	I		100

GRANTOR:
GRANTEE:

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	1242	WD DECK A	0	100	12	14	168.00	SF	10.00	10.00	100	1987	1987	3	20	336	
2	0810	CONCRETE A	0	100	25	12	300.00	SF	6.50	6.50	100	1993	1993	3	64	1,248	
3	0810	CONCRETE A	0	100	0	0	564.00	SF	6.50	6.50	100	1993	1993	3	64	2,346	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FGR=[YR=1993] W16 S20 E24 N14 W8 N6 $ S6 E8 S14 W24 S24 E40 N44$.

LAND DESCRIPTION

TOTAL OB/XF 3,930

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	000100	C	RES	100		R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	7,000.00	5,950.00	446,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 446,250 Market: 0 Agricultural: 0 Common: 446,250 PRINTED 07/30/2025 BY SYS