LOT 160
IN OR 2484/524
GA FDNA BEACH #2 UNR

HARDY JANET L L/E/
824 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0160-0000

BUILDING CHARACTERISTICS

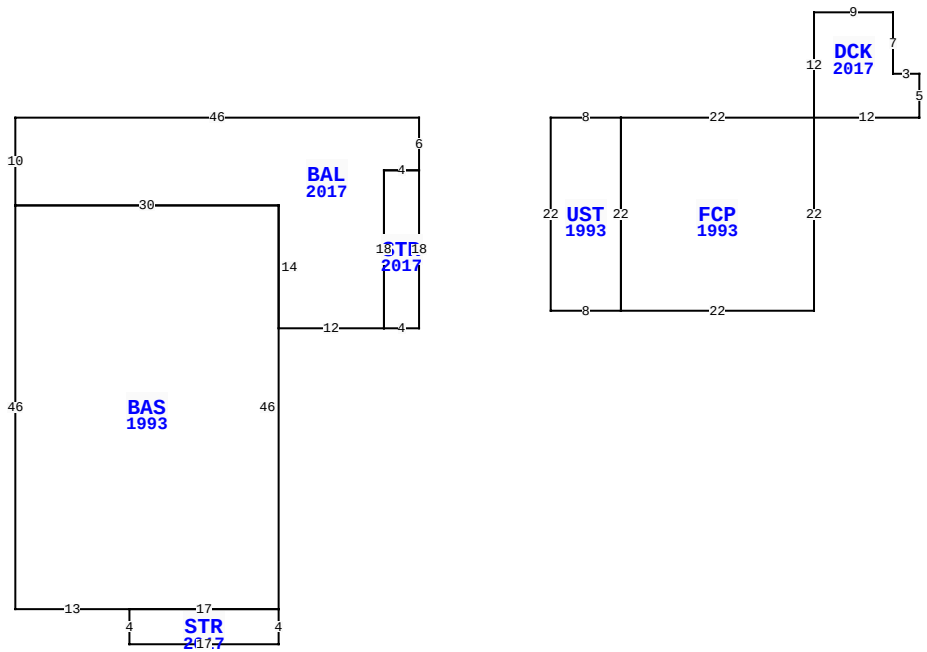
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	612	15	2017	92	11,925
BAS	1,380	100	1993	1,380	178,871
DCK	123	10	2017	12	1,556
FCP	484	25	1993	121	15,684
STR	68	10	2017	7	908
STR	72	10	2017	7	908
UST	176	45	1993	79	10,240
TOTALS	2,915			1,698	220,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,698	117.6000	155.23	263,581	1991	1991	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2000 Heated Area: 1380 HX Base Yr 2000



824 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,090
TOTAL MARKET OB/XF VALUE		2,842
TOTAL LAND VALUE - MARKET		446,250
TOTAL MARKET VALUE		669,182
SOH/AGL Deduction		490,161
ASSESSED VALUE		179,021
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		123,299
TOTAL JUST VALUE		669,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		658,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	Remove main entry	1,000	03/04/2024
20171369	DECK	4,200	05/05/2017
20062206	REROOF W/30YR SHN	4,500	09/21/2006
20011425	REAR DECK & HANDR	1,000	06/25/2001
6635	NEW CONSTR	55,200	07/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0524	7/28/2021	LE	U	I	11	100
GRANTOR: HARDY JANET L						
GRANTEE: HARDY MICHAEL & SCO						
0923/1170	3/09/2000	QC	Q	I	01	100
GRANTOR: HARDY CARL P & JANET						
GRANTEE: HARDY JANET L						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2017] W46 S10 BAS=[YR=1993] S46 E13 STR=[YR=2017] S4 E17 N4 W17$ E17 N46 W30$ E30 S14 E12 STR=[YR=2017] E4 N18 W4 S18$ N18 E4 N6$ PTR= E15 UST=[YR=1993] E8 FCP=[YR=1993] E22 DCK=[YR=2017] N12 E9 S7 E3 S5 W12$ S22 W22 N22 $ S22 W8 N22$ W15 $.

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	652.00	SF	6.50	6.50	100	1991	1991	3	59.5	2,522	
2	0820	WOOD WALK	0	100	17	4	68.00	SF	11.75	11.75	100	1996	1996	3	40	320	

LAND DESCRIPTION

TOTAL OB/XF 2,842

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 446,250 Market: 0 Agricultural: 0 Common: 446,250 PRINTED 07/30/2025 BY SYS