LOT 163
IN OR 1773/1527
GA FDNA BEACH 2 UNR

RIVERA EUGENIA
827 OCEAN AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0163-0000

BUILDING CHARACTERISTICS

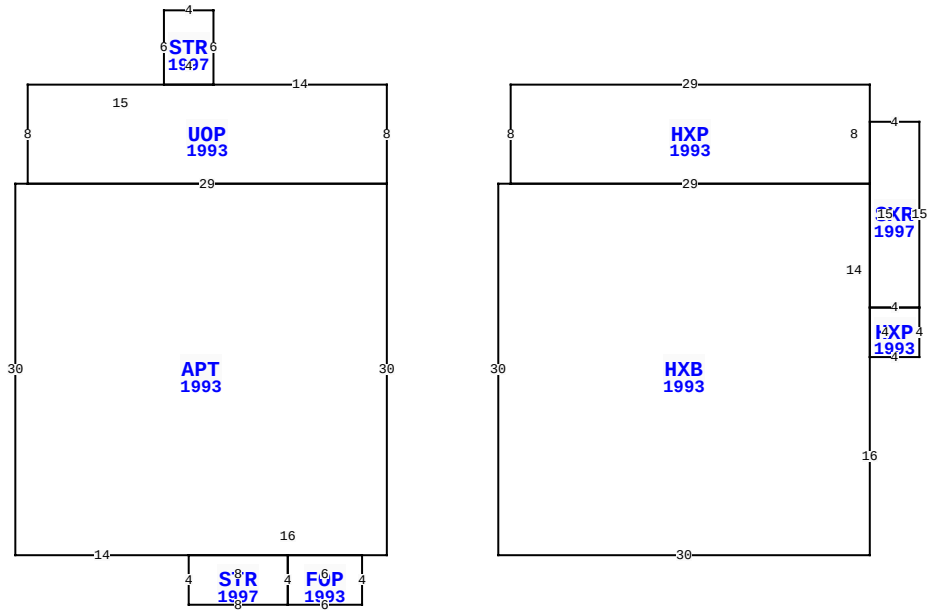
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	900	100	1993	900	108,219
FOP	24	30	1993	7	842
HXB	900	100	1993	900	108,219
HXP	16	30	1993	5	602
HXP	232	30	1993	70	8,417
STR	24	10	1997	2	241
STR	32	10	1997	3	361
SXR	60	10	1997	6	722
UOP	232	20	1993	46	5,531
TOTALS	2,420			1,939	233,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,939	107.8000	142.30	275,920	1930	1990	0	0	0	15.50	84.50

1 DUPLEX – 0% - 0 Heated Area: 1800 HX Base Yr



830 N FLETCHER AVE U&D, 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	233,152
TOTAL MARKET OB/XF VALUE	241
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	583,393
SOH/AGL Deduction	87,984
ASSESSED VALUE	495,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,409
TOTAL JUST VALUE	583,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042463	CHNGE SRVC	1,000	01/05/2005
20042364	REPAIR/RRF	3,000	12/15/2004
2003148	CHNGE SRVC	0	06/06/2000
972139	REMODEL	0	10/08/1997
6713	REPAIR/RRF	7,400	08/26/1991
5185	REPAIR/RRF	770	01/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1773/1527	1/05/2012	WD	U	I	11	200,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: RIVERA EUGENIA						
1757/0680	9/14/2011	WD	U	I	12	235,000
GRANTOR: LEMMOND RONNIE G & DO						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W14STR=[YR=1997] N6W4S6E4$ W15 S8
APT=[YR=1993] W1 S30 E14 STR=[YR=1997] S4E8 FOP=[YR=1993]
E6 N4 W6 S4$ N4W8$ E16 N30 W29 $ E29 N8 $ PTR= E10
HXP=[YR=1993] S8 HXB=[YR=1993] W1S30E30 N16 HXP=[YR=1993]
E4N4 SXR=[YR=1997] N15W4S15E4$ W4S4$ N14 W29$ E29N8W29$ W10$.

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	0	0	0	134.00	SF	6.50	6.50	100	1930	1930	3	20	174	
2	1242	WD DECK A	0	0	8	4	32.00	SF	10.50	10.50	100	2003	2003	3	20	67	

LAND DESCRIPTION

TOTAL OB/XF 241

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	0	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