

LAMONTE HILARY DEAN
834 N FLETCHER AVE U& D
FERNANDINA BEACH, FL 32034

00-00-31-134B-0165-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2				Tax Dist:				
BUILDING MARKET VALUE				339,340				
TOTAL MARKET OB/XF VALUE				8,762				
TOTAL LAND VALUE - MARKET				350,000				
TOTAL MARKET VALUE				698,102				
SOH/AGL Deduction				0				
ASSESSED VALUE				698,102				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				647,380				
TOTAL JUST VALUE				698,102				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				599,469				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
20222123		DECK			0		04/22/2022	
20121044		REPAIR ROOF			1,500		06/07/2012	
20080957		REROOF W/50YR SHN			2,500		06/03/2008	
20021074		AWNING OVER SUNDE			1,000		06/25/2002	
20020486		REPIPE ALL WTR LI			2,000		03/20/2002	
20012727		REWIRE TO CODE			4,000		01/03/2002	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2742/1917		10/10/2024		WD	Q	I	01	893,000
GRANTOR: DENNY MICHAEL &								
GRANTEE: LAMONTE HILARY DEAN								
2120/0207		5/11/2017		WD	Q	I	01	294,900
GRANTOR: MT/AK PROPERTIES INC								
GRANTEE: DENNY MICHAEL & DAV								
BUILDING NOTES								
BUILDING DIMENSIONS								
APT=[YR=1993] W22 S8 FOP=[YR=1993] W4 S7 E4 N7 \$ S30 E22 N38 \$ PTR= E15 HXP=[YR=2022] E22 HXK=[YR=2022] E6 S16 W2 S11 W4 HXB=[YR=1993] S19 W22 N38 E22 S19\$N27\$ S8 W22 N8\$ W15\$.								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
50,000								
Common: 350,000 PRINTED 07/30/2025 BY SYS								