LOT 171
IN OR 2796/751
GA FDNA BEACH 2 UNR

BUTLER JEFFREY & PAULA T
930 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0171-0000

BUILDING CHARACTERISTICS

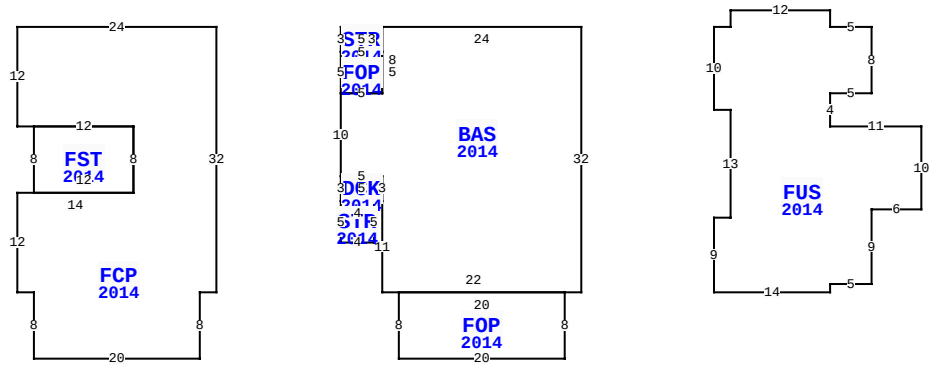
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	818	100	2014	818	129,669
DCK	15	10	2014	2	318
FCP	816	25	2014	204	32,338
FOP	25	30	2014	8	1,268
FOP	160	30	2014	48	7,609
FST	96	55	2014	53	8,401
FUS	641	100	2014	641	101,611
STR	15	10	2014	2	318
STR	20	10	2014	2	318
TOTALS	2,606			1,778	281,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,778	125.9500	166.25	295,592	2014	2014	0	0	0	4.65	95.35

1 SNGL FAM – 0% - 0 Heated Area: 1459 HX Base Yr



930 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	281,847
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	631,847
SOH/AGL Deduction	47,947
ASSESSED VALUE	583,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	583,900
TOTAL JUST VALUE	631,847
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	618,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141269	ROOF	6,069	06/13/2014
20140037	NEW SFR	165,000	01/08/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/751	6/25/2025	WD	Q	I	01	960,000
GRANTOR: HOWARD DAVID C						
GRANTEE: BUTLER JEFFREY & PA						
1870/0539	6/07/2013	WD	U	V	11	100
GRANTOR: GILLESPIE CORNELIA J						
GRANTEE: HOWARD DAVID C						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2014] W24 S12 E2 FST=[YR=2014] S8 E12 N8 W12$ E12 S8 W14 S12 E2 S8 E20 N8 E2 N32$ PTR=E15 STR=[YR=2014] E5 BAS=[YR=2014] E24 S32 W2 FOP=[YR=2014] S8 W20 N8 E20$ W22 N11 DCK=[YR=2014] N3 W5 S3 STR=[YR=2014] S5 E4 N5 W4$ E5$ N3 W5 N10 FOP=[YR=2014] N5 E5 S5 W5$ E5 N8$ S3 W5 N3$ W15$ PTR=E60 FUS=[YR=2014] E2 N2 E12 S2 E5 S8 W5 S4 E11 S10 W6 S9 W5 S1 W14 N9 E2 N13 W2 N10$ W60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		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 09/25/2019 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS