PT OF LOT 172
IN OR 2098/908 (EX PT IN
OR 710/1196 & PT IN R/W)

REWA BRENT L & KATHERINE L
932 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0172-0010

BUILDING CHARACTERISTICS

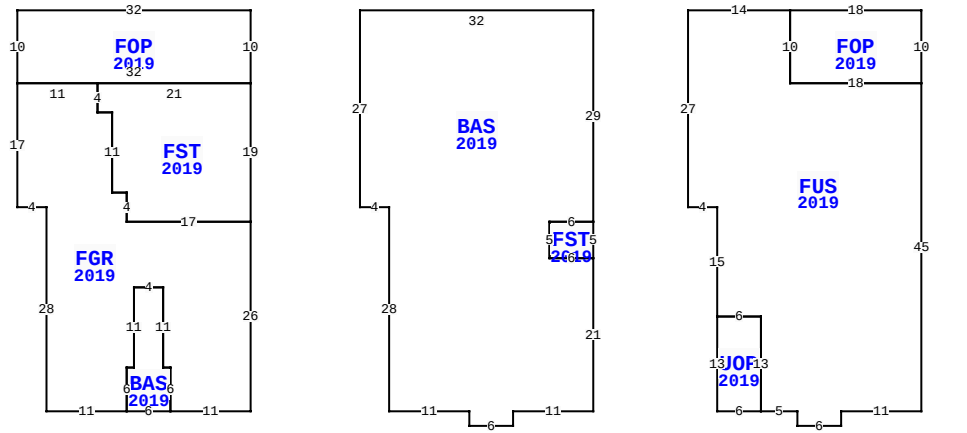
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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
BAS	80	100	2019	80	17,218
BAS	1,630	100	2019	1,630	350,811
FGR	887	55	2019	488	105,028
FOP	180	30	2019	54	11,622
FOP	320	30	2019	96	20,661
FST	30	55	2019	16	3,444
FST	361	55	2019	199	42,829
FUS	1,402	100	2019	1,402	301,740
UOP	78	20	2019	16	3,444
TOTALS	4,968			3,981	856,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,981	139.7088	220.74	878,766	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2025 Heated Area: 3112 HX Base Yr 2025



932 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		856,797
TOTAL MARKET OB/XF VALUE		3,884
TOTAL LAND VALUE - MARKET		323,400
TOTAL MARKET VALUE		1,184,081
SOH/AGL Deduction		0
ASSESSED VALUE		1,184,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,133,359
TOTAL JUST VALUE		1,184,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,144,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180714	CO ISSUED	0	03/20/2019
20180714	NEW CONSTR	469,391	02/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/0908	1/31/2017	WD	Q	V	01	120,000
GRANTOR: ANDERSON MICHAEL C &						
GRANTEE: REWA BRENT L & KATH						
1865/0714	5/29/2013	QC	U	V	11	100
GRANTOR: ALLEN RICHARD J JR &						
GRANTEE: ANDERSON MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W32 S10 FGR=[YR=2019] S17 E4 S28 E11 BAS=[YR=2019] E6 N6 W1 N11 W4 S11 W1 S6$ N6 E1 N11 E4 S11 E1 S6 E11 N26 FST=[YR=2019] N19 W21 S4 E2 S11 E2 S4 E17$ W17 N4 W2 N11 W2 N4 W11$ E32 N10$ PTR= E15 BAS=[YR=2019] E32 S29 FST=[YR=2019] S5 W6 N5 E6$ W6 S5 E6 S21 W11 S2 W6 N2 W11 N28 W4 N27$ W15$ PTR=E60 FUS=[YR=2019] E14 FOP=[YR=2019] E18 S10 W18 N10$ S10 E18 S45 W11 S2 W6 N2 W5 UOP=[YR=2019] W6N13 E6 S13$ N13 W6 N15 W4 N27$W60$.

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	616.00	SF	6.50	6.50	100	2019	2019	3	97	3,884	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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	42.00	100.00	42.00	FF		1.00	1.00	1.10	7,000.00	7,700.00	323,400							

REVIEW DATE 06/05/2019 BY DJ Total Acres: 0.00 Total Land Value: 323,400 Market: 0 Agricultural: 0 Common: 323,400 PRINTED 07/30/2025 BY SYS