LOT 175
GA FDNA BEACH 2 UNR

DECANIO SUSAN M/MORALES JEAN P ET AL
927 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0175-0000

BUILDING CHARACTERISTICS

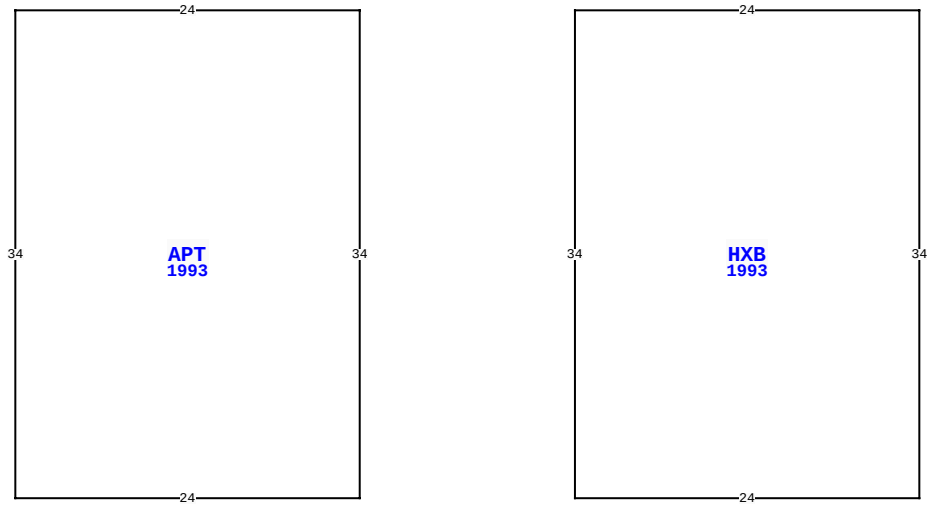
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 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	816	100	1993	816	102,151
HXB	816	100	1993	816	102,151
TOTALS	1,632			1,632	204,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,632	129.0300	170.32	277,962	1972	1972	0	0	0	26.50	73.50

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



927 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 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	204,302
TOTAL MARKET OB/XF VALUE	11,004
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	480,306
SOH/AGL Deduction	0
ASSESSED VALUE	480,306
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,306
TOTAL JUST VALUE	480,306
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	471,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121973	REPAIR STUCCO & .	5,000	09/25/2012
20080621	REPAIR/RRF	3,750	04/15/2008
20040560	H/AC	8,000	03/23/2004
20040344	REMODEL	5,000	02/26/2004
20040307	REMODEL	8,000	02/24/2004
20040274	REMODEL	30,000	02/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2385/0915	8/20/2020	QC	U	I	11	100
GRANTOR: DECANIO WILFRED J & V						
GRANTEE: DECANIO W.J. & VIVI						
2384/1318	7/16/2020	QC	U	I	11	128,400
GRANTOR: DECANIO W.J.& VIVIAN						
GRANTEE: DECANIO SUSAN M & J						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S34 E24 N34 $ PTR= E15 HXB=[YR=1993] E24 S34 W24 N34 $ 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	1241	WD DECK G	0	0	0	0	592.00	UT	23.00	23.00	100	2004	2004	3	32	4,357	
2	0810	CONCRETE A	0	0	0	0	1,232.00	SF	6.50	6.50	100	2004	2004	3	83	6,647	

LAND DESCRIPTION

TOTAL OB/XF 11,004

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	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS