

LOT 176
IN OR 1871/863
GA FDNA BEACH 2 UNR

HAWTHORNE MICHAEL D & JANE J
925 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0176-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD ON PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		2 100
Frame	03	MASONRY 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	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
BAL	80	15	2014	12	1,287
BAS	864	100	2013	864	92,701
FGR	273	55	2013	150	16,094
FOP	502	30	2014	151	16,201
FUS	1,000	100	2014	1,000	107,292
PTO	336	5	2013	17	1,824
STR	20	10	2014	2	215
UOP	40	20	2014	8	858
TOTALS	3,115			2,204	236,472

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	8	24	192.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	11	4	44.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00
4	0810	CONCRETE A	0 100	24	8	192.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,204	93.0020	122.76	270,563	1963	2000	0	0	0	12.60	87.40
1 SNGL FAM - 100% - 2015												
Heated Area: 1864												
HX Base Yr 2015												
925 N FLETCHER AVE U&D, FERNANDINA BEACH												

BLD DATE	08/12/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/20/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		236,472	
TOTAL MARKET OB/XF VALUE		2,537	
TOTAL LAND VALUE - MARKET		265,000	
TOTAL MARKET VALUE		504,009	
SOH/AGL Deduction		212,363	
ASSESSED VALUE		291,646	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		240,924	
TOTAL JUST VALUE		504,009	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,981	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132868	NEW CONSTR	11,000	12/23/2013
20132802	NEW CONSTR	10,000	12/11/2013
20132768	REMODEL	52,000	12/06/2013
20131855	REMODEL	345	08/07/2013
20052687	XFOB	6,000	09/21/2005
20021941	REMODEL	4,000	11/13/2002

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1871/0863	8/02/2013	WD Q	I 01
GRANTOR: SLEBOS SYLVIA B			
GRANTEE: HAWTHORNE MICHAEL D			
0631/0246	7/16/1991	WD Q	I 06
GRANTOR: BENNETT RODNEY E			
GRANTEE: SLEBOS SYLVIA B			

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BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2013] W13 BAS=[YR=2013] N23 W24 S34 UOP=[YR=2014] W4 S10 E4 PTO=[YR=2013] S4 E36 N4 W12 N8 W24 S8\$ N10\$ S2 E24 N13\$ S21 E13 N21\$ PTR= E15 FUS=[YR=2014] E24 S23 E4 BAL=[YR=2014] E8 S10 FOP=[YR=2014] S11 W1 S6 W35 STR=[YR=2014] S5 W4 N5 E4\$ W4 N16 E4 S5 E28 N6 E8\$ W8 N10\$ S16 W28 N39\$ W15\$.									