LOT 182
IN OR 2498/1582
ESMT OR 1386/861

MCGOOGAN BRUCE & JENNIFER
829 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0182-0000

BUILDING CHARACTERISTICS

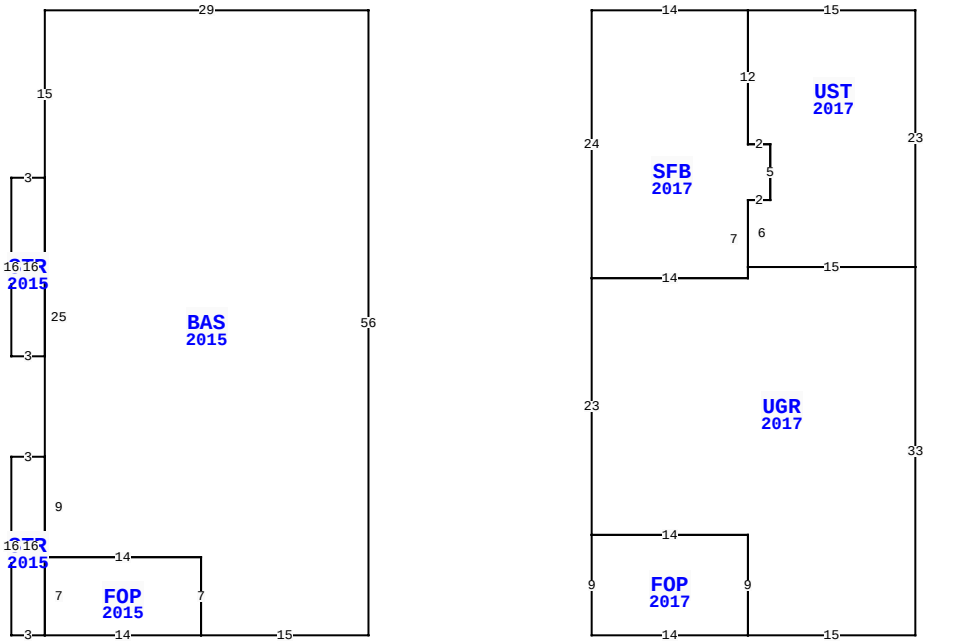
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,526	100	2015	1,526	502,217
FOP	98	30	2015	29	9,544
FOP	126	30	2017	38	12,506
SFB	346	80	2017	277	91,163
STR	48	10	2015	5	1,645
STR	48	10	2015	5	1,645
UGR	817	45	2017	368	121,112
UST	335	45	2017	151	49,695
TOTALS	3,344			2,399	789,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,399	216.9720	342.82	822,425	2015	2015	0	0	0	4.00	96.00

2 SFR CUST – 100% - 2022 Heated Area: 1803 HX Base Yr 2022



829 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 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		789,528
TOTAL MARKET OB/XF VALUE		7,851
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		1,062,379
SOH/AGL Deduction		104,948
ASSESSED VALUE		957,431
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		906,709
TOTAL JUST VALUE		1,062,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,026,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172878	ADDITION	52,000	09/21/2017
20150030	NEW CONSTR	1,800	01/07/2015
20142574	NEW CONSTR	250,000	12/05/2014
5897	REPAIR/RRF	1,000	03/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1582	9/22/2021	WD	Q	I	02	1,090,000
GRANTOR: PATRICK JAMES N & DEB						
GRANTEE: MCGOOGAN BRUCE & JE						
2124/1301	6/05/2017	WD	Q	I	01	420,000
GRANTOR: SAYLOR KENNY GEORGE						
GRANTEE: PATRICK JAMES N & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 S15 STR=[YR=2015] W3 S16 E3 N16$ S25 STR=[YR=2015] W3 S16 E3 FOP=[YR=2015] E14 N7 W14 S7$ N16$ S9 E14 S7 E15 N56$ PTR=E20 SFB=[YR=2017] E14 UST=[YR=2017] E15 S23 UGR=[YR=2017] S33 W15 FOP=[YR=2017] W14 N9 E14 S9$ N9 W14 N23 E14 N1 E15$ W15 N6 E2 N5 W2 N12$ S12 E2 S5 W2 S7 W14 N24$ W20$.

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	0855	CONC PAVER	0	100	0	0	899.00	SF	7.00	7.00	100	2017	2017	3	96	6,041	
2	0810	CONCRETE A	0	100	0	0	290.00	SF	6.50	6.50	100	2017	2017	3	96	1,810	

LAND DESCRIPTION

TOTAL OB/XF 7,851

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS