LOT 185
IN OR 2097/880
GA FDNA BCH 2 UNR

FINLEY JOHN L SR
823 N FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0185-0000

BUILDING CHARACTERISTICS

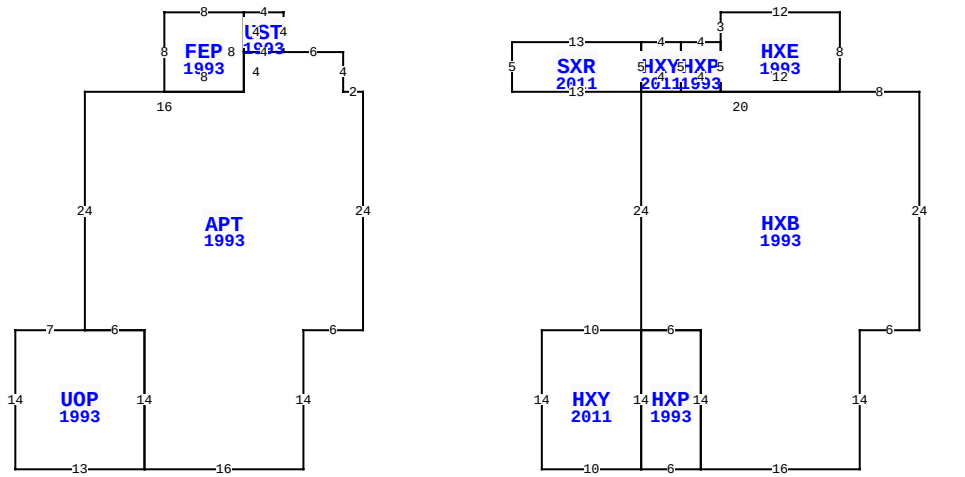
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	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	936	100	1993	936	112,385
FEP	64	80	1993	51	6,123
HXB	896	100	1993	896	107,583
HXE	96	80	1993	77	9,245
HXP	20	30	1993	6	721
HXP	84	30	1993	25	3,002
HXY	20	15	2011	3	360
HXY	140	15	2011	21	2,521
SXR	65	10	2011	6	721
UOP	182	20	1993	36	4,322
TOTALS	2,519			2,064	247,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,064	108.7800	143.59	296,370	1956	1990	0	0	0	16.38	83.62

1 DUPLEX - 49.78% - 2018 Heated Area: 1909 HX Base Yr 2018



** This building has 11 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

823 N FLETCHER AVE U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		247,825
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		337,875
TOTAL MARKET VALUE		585,700
SOH/AGL Deduction		256,743
ASSESSED VALUE		328,957
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		273,235
TOTAL JUST VALUE		585,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110354	XFOB	6,200	03/14/2011
20102208	H/AC	2,500	12/30/2010
20101905	REPAIR/RRF	1,000	11/03/2010
20051905	REPAIR/RRF	4,000	06/06/2005
20002115	H/AC	0	02/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2097/0880	1/20/2017	WD	Q	I	02	318,000
GRANTOR: MERINEY STEPHEN D & D						
GRANTEE: FINLEY JOHN L SR &						
1714/0921	12/10/2010	WD	Q	I	02	268,000
GRANTOR: MARX EDMUND N JR & DO						
GRANTEE: RINAMAN LINDA M & J						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W2 N4 W6 UST=[YR=1993] N4 W4 FEP=[YR=1993] W8 S8 E8 N8 $ S4 E4 $ W4 S4 W16 S24 UOP=[YR=1993] W7 S14 E13 N14 W6$ E6 S14 E16 N14 E6 N24$PTR= E15 SXR=[YR=2011] E13 HXB=[YR=1993] S24 HXY=[YR=2011] W10 S14E10 HXP=[YR=1993] E6N14W6S14$ N14$ E6 S14E16 N14 E6N24W8 HXE=[YR=1993] N8 W12S3 HXP=[YR=1993] W4 HXY=[YR=2011] W4S5 E4N5$ S5E4N5$ S5E12$W20$N5W13 S5$ W15$.

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	000800	C	MULTI-FAMILY	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00	0.85	5,300.00	4,505.00	337,875							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875 PRINTED 07/30/2025 BY SYS