

LOT 186
IN OR 2084/1912
GA FDNA BEACH 2 UNR

MCAVOY MICHAEL C & JANE ELIZABETH
737 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0186-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
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	

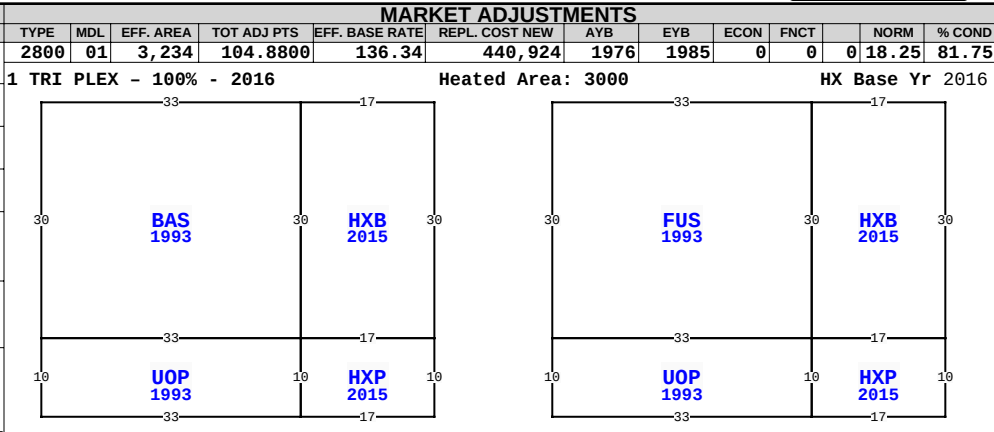
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	1993	990	110,344
FUS	990	100	1993	990	110,344
HXB	510	100	2015	510	56,843
HXB	510	100	2015	510	56,843
HXP	170	30	2015	51	5,684
HXP	170	30	2015	51	5,684
UOP	330	20	1993	66	7,356
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TOTALS	4,000			3,234	360,455
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	188.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	
3	0810	CONCRETE A	0	100	0	0	1,675.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	21	27	567.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	12	52	624.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	
7	1241	WD DECK G	0	100	17	3	51.00	UT	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAMILY	100	0006	R-2	75.00	100.00	75.00	FF	

REVIEW DATE 01/14/2021 BY TWA



737 N FLETCHER AVE AB&C, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/20/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
14,136											

TOTAL OB/XF											
14,136											

Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		360,455	
TOTAL MARKET OB/XF VALUE		14,136	
TOTAL LAND VALUE - MARKET		337,875	
TOTAL MARKET VALUE		712,466	
SOH/AGL Deduction		315,048	
ASSESSED VALUE		397,418	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		346,696	
TOTAL JUST VALUE		712,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		695,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060949	REROOF W/30YR SHN	2,400	05/02/2006
20040853	EXTERIOR DOORS	2,000	05/06/2004
5851B	20X8 STG BLDG	1,500	03/09/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2084/1912	10/04/2016	QC	U	I	11	100	
GRANTOR: MCAVOY MICHAEL C							
GRANTEE: MCAVOY MICHAEL C &							
2078/1040	10/04/2016	QC	U	I	11	152,700	
GRANTOR: MCAVOY MICHAEL C							
GRANTEE: MCAVOY MICHAEL C &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXB=[YR=2015] W17 BAS=[YR=1993] W33 S30 UOP=[YR=1993] S10 E33 N10 W33 \$ E33 N30 \$ S30 HXP=[YR=2015] S10 E17 N10 W17\$ E17 N30\$ PTR= E15 FUS=[YR=1993] E33 HXB=[YR=2015] E17 S30 HXP=[YR=2015] S10 W17 N10 E17\$ W17 N30\$ S30 UOP=[YR=1993] S10 W33 N10 E33 \$ W33 N30 \$ W15 \$.											

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