LOT 190
IN OR 2498/1671
GA FDNA BEACH #2 UNR

**GREENWALD LORRAINE**
729 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-134B-0190-0000**

## BUILDING CHARACTERISTICS

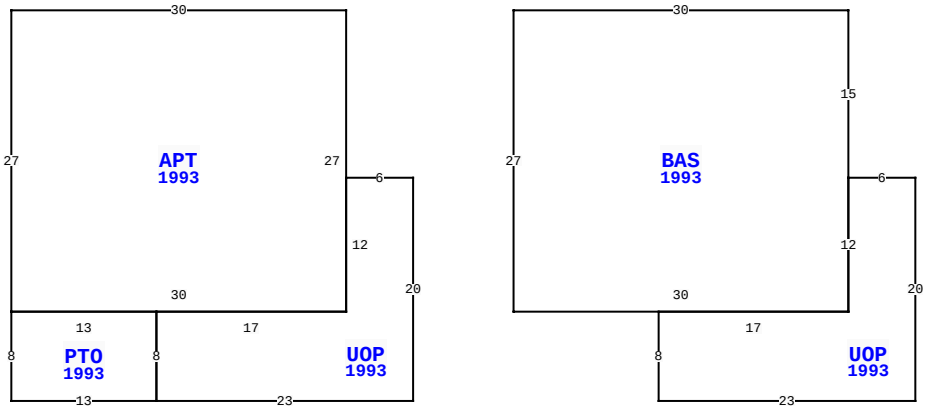
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 50 |
| Exterior Wall | 23 | REINF CONC 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 90 |
| Roof Cover | 12 | MODULAR MT 10 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 810 | 100 | 1993 | 810 | 111,306 |
| BAS | 810 | 100 | 1993 | 810 | 111,306 |
| PTO | 104 | 5 | 1993 | 5 | 687 |
| UOP | 256 | 20 | 1993 | 51 | 7,008 |
| UOP | 256 | 20 | 1993 | 51 | 7,008 |
| TOTALS | 2,236 | | | 1,727 | 237,315 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 1,727 | 121.4000 | 160.25 | 276,752 | 1951 | 1995 | 0 | 0 | 0 | 14.25 | 85.75 |

1 DUPLEX – 0% - 0 Heated Area: 1620 HX Base Yr




729 N FLETCHER AVE A&B, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 03/20/2024 MLU |
| XF DATE | | LAND DATE | |
| 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 | 237,315 |
| TOTAL MARKET OB/XF VALUE | 380 |
| TOTAL LAND VALUE - MARKET | 265,000 |
| TOTAL MARKET VALUE | 502,695 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 502,695 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 502,695 |
| TOTAL JUST VALUE | 502,695 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 491,448 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060934 | REMODEL | 2,000 | 05/01/2006 |
| 20060787 | REPAIR/RRF | 3,500 | 04/17/2006 |
| 20060746 | REPAIR/RRF | 2,493 | 04/13/2006 |
| 19984164 | ADDITION | 8,000 | 08/14/1998 |
| 7353 | REPAIR/RRF | 400 | 10/05/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2498/1671 | 9/22/2021 | WD | Q | I | 01 | 595,000 |
| GRANTOR: HUGHES SUSAN E F/K/A | | | | | | |
| GRANTEE: GREENWALD LORRAINE | | | | | | |
| 1269/1563 | 10/29/2004 | QC | Q | I | 01 | 100 |
| GRANTOR: HANCOCK STEPHEN E | | | | | | |
| GRANTEE: HANCOCK SUSAN E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

APT=[YR=1993] W30 S27 PTO=[YR=1993] S8 E13 UOP=[YR=1993] E23 N20 W6 S12 W17 S8 $ N8 W13 $ E30 N27 $ PTR= E15
BAS=[YR=1993] E30 S15 UOP=[YR=1993] E6 S20 W23 N8 E17 N12 $ S12 W30 N27 $ 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 | 1243 | WD DECK F | 0 | 0 | 6 | 8 | 48.00 | SF | 3.20 | 3.20 | 100 | 2002 | 2002 | 3 | 20 | 31 | |
| 2 | 1243 | WD DECK F | 0 | 0 | 8 | 7 | 56.00 | SF | 3.20 | 3.20 | 100 | 2002 | 2002 | 3 | 20 | 36 | |
| 3 | 1241 | WD DECK G | 0 | 0 | 17 | 4 | 68.00 | UT | 11.50 | 11.50 | 100 | 2006 | 2006 | 3 | 40 | 313 | |

## LAND DESCRIPTION

TOTAL OB/XF 380

| 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