

LOT 192
IN OR 2497/484
GA FDNA BEACH 2 UNR

BEACHSIDE 725 LLC
1441 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0192-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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
BAS	852	100	1993	852	94,222
FOP	128	30	1993	38	4,202
HXB	852	100	1993	852	94,222
HXE	104	80	1993	83	9,179
HXP	24	30	1993	7	774
HXP	196	30	1993	59	6,525
UOP	196	20	1993	39	4,313
TOTALS	2,352			1,930	213,437

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	0	10	10	100.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	17	4	68.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	
4	1241	WD DECK G	0	0	15	4	60.00	UT	11.50	11.50	
5	1241	WD DECK G	0	0	15	4	60.00	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	CONSRV
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,930	100.9400	133.24	257,153	1957	1990	0	0	17.00	83.00
1 DUPLEX - 0% - 0											
Heated Area: 1787											
HX Base Yr											

725 N FLETCHER AVE U&D, FERNANDINA BEACH											
BLD DATE: 03/20/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											213,437
TOTAL MARKET OB/XF VALUE											1,072
TOTAL LAND VALUE - MARKET											265,000
TOTAL MARKET VALUE											479,509
SOH/AGL Deduction											0
ASSESSED VALUE											479,509
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											479,509
TOTAL JUST VALUE											479,509
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											469,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090633	REROOF W/30YR SHN	1,950	05/22/2009
19990444	REPAIR EXT.WALLS	800	05/17/1999
5050	ENCLOSE PORCH	550	10/13/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2497/0484	9/16/2021	WD	U	I	11	100			
GRANTOR: EVANS JOHN R & AMY D									
GRANTEE: BEACHSIDE 725 LLC									
2466/1145	6/01/2021	SW	Q	I	02	320,000			
GRANTOR: FIN HOMES LLC									
GRANTEE: EVANS JOHN R & AMY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FOP=[YR=1993] W16 S8 E16 N8\$ S8 W16 S27											
UOP=[YR=1993] S7 E28 N7 W28 \$ E28 N35 \$ PTR= E15											
HXP=[YR=1993] E3 HXE=[YR=1993] E13 HXB=[YR=1993] E12 S35											
HXP=[YR=1993] S7 W28 N7 E28 \$ W28 N27 E16 N8 \$ S8 W13 N8 \$ S8 W3 N8 \$ W15 \$.											