LOT 193
IN OR 1819/1332
GA FDNA BEACH #2 UNR

WOMACK BAMBI J
723 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0193-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

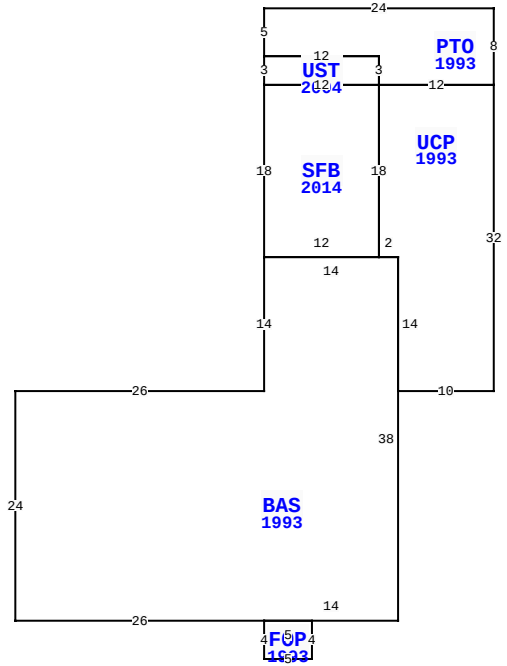
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1993	1,156	163,985
FOP	20	30	1993	6	851
PTO	156	5	1993	8	1,135
SFB	216	80	2014	173	24,541
UCP	356	20	1993	71	10,072
UST	36	45	2004	16	2,270
TOTALS	1,940			1,430	202,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,430	129.4800	170.91	244,401	1959	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2015 Heated Area: 1329 HX Base Yr 2015



723 N FLETCHER AVE A&B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,068
TOTAL MARKET OB/XF VALUE		7,141
TOTAL LAND VALUE - MARKET		337,875
TOTAL MARKET VALUE		696,084
SOH/AGL Deduction		266,775
ASSESSED VALUE		429,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,587
TOTAL JUST VALUE		696,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131782	PERGOLA	2,000	07/29/2013
20130334	PROPANE TANK,RISE	550	02/19/2013
20121501	TORCH DWN ROOF/B2	5,000	07/26/2012
20051904	REROOF W/40YR SHN	4,000	06/06/2005
20010595	XFOB	1,000	04/12/2001
20010276	STUCCO	3,000	02/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/1332	10/12/2012	WD	Q	I	02	291,000
GRANTOR: KEENE BLANCHE H						
GRANTEE: WOMACK BAMBI J						
0886/0022	6/07/1999	WD	Q	I		162,500
GRANTOR: SUMNER JACK R & SANDR						
GRANTEE: KEENE BLANCHE H						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W24 S5 UST=[YR=2004] S3 SFB=[YR=2014] S18 BAS=[YR=1993] S14 W26 S24 E26 FOP=[YR=1993] S4 E5 N4 W5 $ E14 N38 W14 $ E12 N18 W12 $ E12 N3 W12 $ E12 S3UCP=[YR=1993] S18 E2 S14 E10 N32 W12 $ E12 N8 $.

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	0810	CONCRETE A	0	100	62	10	620.00	SF	6.50	6.50	100	1998	1998	3	73	2,942	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	73	285	
3	0810	CONCRETE A	0	100	26	12	312.00	SF	6.50	6.50	100	2001	2001	3	79	1,602	
4	1241	WD DECK G	0	100	0	0	315.00	UT	17.25	17.25	100	2001	2001	3	28	1,521	
5	1076	TRELLIS A	0	100	0	0	155.00	SF	7.50	7.50	100	2013	2013	3	68	791	

LAND DESCRIPTION

TOTAL OB/XF 7,141

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	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 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875 PRINTED 07/30/2025 BY SYS

LOT 193
IN OR 1819/1332
GA FDNA BEACH #2 UNR

WOMACK BAMBI J
723 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0193-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

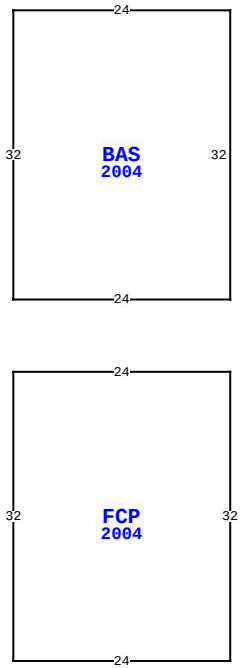
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2004	768	118,572
FCP	768	25	2004	192	29,643
TOTALS	1,536			960	148,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	960	129.6000	171.07	164,227	2004	2004	0	0	0	9.75	90.25

2 SNGL FAM – 0% - 2015 Heated Area: 768 HX Base Yr 2015



723 N FLETCHER AVE A&B, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		351,068
TOTAL MARKET OB/XF VALUE		7,141
TOTAL LAND VALUE - MARKET		337,875
TOTAL MARKET VALUE		696,084
SOH/AGL Deduction		266,775
ASSESSED VALUE		429,309
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		378,587
TOTAL JUST VALUE		696,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003545	INSTALL A/C	0	07/24/2000
20000650	ADDITION	40,000	04/06/2000
20001909	STG RM & DECK	8,900	01/07/2000
19983847	PLUMBING FOR REMO	0	06/08/1998
19983846	NEW PLUMBING & DO	2,400	06/08/1998
19972076	DRIVEWAY	1,900	09/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/1332	10/12/2012	WD	Q	I	02	291,000
GRANTOR: KEENE BLANCHE H						
GRANTEE: WOMACK BAMBI J						
0886/0022	6/07/1999	WD	Q	I		162,500
GRANTOR: SUMNER JACK R & SANDR						
GRANTEE: KEENE BLANCHE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 S32 E24 N32 $ PTR= S40 FCP=[YR=2004] W24 S32 E24 N32 $ N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 337,875 Market: 0 Agricultural: 0 Common: 337,875 PRINTED 07/30/2025 BY SYS