LOT 198
GA FDNA BEACH 2 UNR

MCNAIR JACK & LIN
629 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0198-0000

BUILDING CHARACTERISTICS

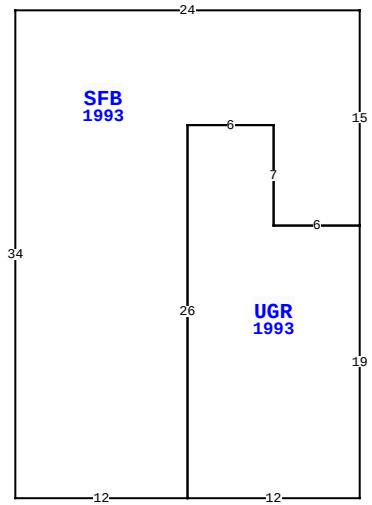
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

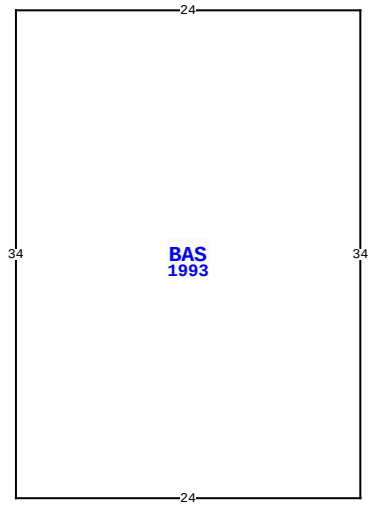
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	123,509
SFB	546	80	1993	437	66,144
UGR	270	45	1993	122	18,466
TOTALS	1,632			1,375	208,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,375	125.3200	165.42	227,452	1964	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1253 HX Base Yr 2021





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

629 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,119
TOTAL MARKET OB/XF VALUE		2,977
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		476,096
SOH/AGL Deduction		107,953
ASSESSED VALUE		368,143
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,421
TOTAL JUST VALUE		476,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	REPLACE 1 WINDOW	2,814	01/31/2024
20230018	RMDL KITCH,BTHRM,	40,000	02/07/2023
20121507	RE-ROOF	2,000	07/26/2012
20081113	REPAIR DECK	365	07/02/2008
20051263	H/AC	3,000	02/17/2005
20051067	REMODEL BATH	3,000	01/18/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2332/0627	1/15/2020	QC	U	I	11	100
GRANTOR: MCNAIR JUDITH A						
GRANTEE: MCNAIR JACK & LIN						
2075/0080	9/28/2016	WD	Q	I	01	317,000
GRANTOR: WOODS SEAN PATRICK &						
GRANTEE: MCNAIR JUDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W24 S34 E12 UGR=[YR=1993] E12 N19 W6 N7 W6 S26 $ N26E6 S7 E6 N15 $ PTR= E15 BAS=[YR=1993] E24 S34 W24 N34 $ 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	0810	CONCRETE A	0	100	0	0	911.00	SF	6.50	6.50	100	1964	1964	3	20	1,184	
2	1241	WD DECK G	0	100	0	0	414.00	UT	20.13	20.13	100	1990	1990	3	20	1,666	
3	0940	SHEDS/PORT	0	100	6	5	30.00	SF	20.10	20.10	100	2004	2004	3	21	127	

LAND DESCRIPTION

TOTAL OB/XF 2,977

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	000100	C	RES	100	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 03/01/2024 BY TWA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS