

LOT 200  
IN OR 1630/1537  
GA FDNA BEACH #2 UNR

FRIDAY JAMES B & JOANN  
P O BOX 16508  
FERNANDINA BEACH, FL 32035

2025

00-00-31-134B-0200-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                          |              |                      |             |                |                |             | MARKET ADJUSTMENTS |           |          |             |         |                                      |                   |            |  |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------|--------------|----------------------|-------------|----------------|----------------|-------------|--------------------|-----------|----------|-------------|---------|--------------------------------------|-------------------|------------|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1                                                                                                                                   |                  |                |                          |              |                      |             |                |                |             | 2                  |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                     | MDL          | EFF. AREA            | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT     | NORM        | % COND  | VALUATION SUMMARY                    |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 17               | CB STUCCO 50   | 0900                     | 01           | 3,160                | 113.8914    | 150.34         | 475,074        | 2002        | 2002               | 0         | 0        | 11.00       | 89.00   | STANDARD                             |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 23               | REINF CONC 50  | 1 SNGL FAM - 100% - 2015 |              |                      |             |                |                |             |                    |           |          |             |         |                                      | Heated Area: 2237 |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100  |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      | HX Base Yr 2015   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 12               | MODULAR MT 100 |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 14               | CARPET 70      |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                | 11               | CLAY TILE 30   |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100            |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 3                | 100            |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 03               | MASONRY 100    |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 2.               | 100            |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100            |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                       |                  |                |                          |              |                      |             |                |                |             |                    |           |          |             |         | 04 Quality Level 04                  |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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 |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAL                                                                                                                                           | 312              | 15             | 2002                     | 47           | 6,289                |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 333              | 100            | 2002                     | 333          | 44,556               |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 1,510            | 55             | 2002                     | 830          | 111,056              |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 36               | 30             | 2002                     | 11           | 1,472                |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                           | 45               | 55             | 2002                     | 25           | 3,346                |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 1,904            | 100            | 2002                     | 1,904        | 254,760              |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                           | 170              | 5              | 2002                     | 8            | 1,071                |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                           | 24               | 5              | 2009                     | 1            | 134                  |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| STP                                                                                                                                           | 10               | 10             | 2002                     | 1            | 134                  |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                |                          |              |                      |             |                |                |             |                    |           |          |             |         | 4,344 3,160 422,816                  |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                          |              |                      |             |                |                |             |                    |           |          |             |         | 625 N FLETCHER AVE, FERNANDINA BEACH |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | 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           | 90.00          | SF             | 6.50        | 6.50               | 100       | 2002     | 2002        | 3       | 80                                   | 468               |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0810             | CONCRETE A     | 0                        | 100          | 30                   | 40          | 1,200.00       | SF             | 6.50        | 6.50               | 100       | 2002     | 2002        | 3       | 80                                   | 6,240             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0801             | ASPHALT A      | 0                        | 100          | 16                   | 45          | 720.00         | SF             | 3.00        | 3.00               | 100       | 2002     | 2002        | 3       | 50                                   | 1,080             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0810             | CONCRETE A     | 0                        | 100          | 3                    | 4           | 12.00          | SF             | 6.50        | 6.50               | 100       | 2002     | 2002        | 3       | 80                                   | 62                |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0476             | VF 6 SBPL      | 0                        | 100          | 0                    | 0           | 10.00          | LF             | 64.00       | 64.00              | 100       | 2009     | 2009        | 3       | 74                                   | 474               |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 8,324                                                                                                                             |                  |                |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION     | CAP          | R D                  | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T       | DPH FACT | % COND      | TOT ADJ | UNIT PRICE                           | ADJ UNIT PRICE    | LAND VALUE |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS |                  |                |                          |              |                      |             |                |                |             |                    |           |          |             |         |                                      |                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE 422,816

TOTAL MARKET OB/XF VALUE 8,324

TOTAL LAND VALUE - MARKET 265,000

TOTAL MARKET VALUE 696,140

SOH/AGL Deduction 291,190

ASSESSED VALUE 404,950

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 354,228

TOTAL JUST VALUE 696,140

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 676,129

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20110584 SOLAR PANELS CONN 200 04/19/2011

20110413 SOLAR PANELS 20,000 03/17/2011

20091201 REPAIRS 4,600 09/09/2009

20091202 OTHER 300 09/09/2009

20011999 NEW CONSTR 6,000 09/07/2001

20011389 NEW CONSTR 155,000 06/18/2001

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1630/1537 7/15/2009 WD Q I 01 475,000

GRANTOR: HOWARD MILDRED J

GRANTEE: FRIDAY JAMES B & JO

1442/0190 9/05/2006 PR Q I 01 100

GRANTOR: HOWARD MILDRED J P/R

GRANTEE: HOWARD MILDRED J

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2002] W6 N11 W2 PTO=[YR=2002] N10 W18 S6

PTO=[YR=2009] W6S4E6N4SS4 E7 STP=[YR=2002] E5 N2 W5 S2 \$ N2

E5 S2 E6 \$ W26 S5 BAS=[YR=2002] W6 S14 FOP=[YR=2002] W2 S10

E2 N1 E2 N8 W2 N1 \$ S1 E2 S8 E13 FST=[YR=2002] E5 N9 W5 S9 \$

N9 E2 N8 W4 N6 W7 \$ E7 S6 E4 S8 E3 S9 W20 S22 E40 N39 \$ PTR=

E15 FUS=[YR=2002] E6 N5 E28 S11 E6 S39 W1 BAL=[YR=2002]

S8W39N8E39\$W39 N45 \$ W15 \$ .