LOT 205
IN OR 2263/1199
GA FDNA BEACH 2 UNR

PATE GARY E & DENA J
PO BOX 893
CALLAHAN, FL 32011

2025

00-00-31-134B-0205-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

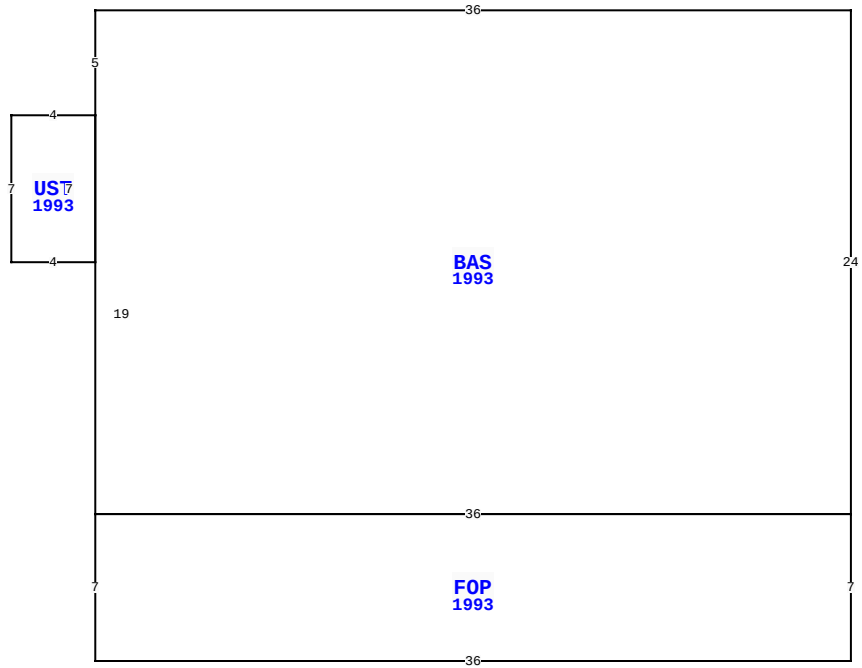
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	88,297
FOP	252	30	1993	76	7,767
UST	28	45	1993	13	1,328
TOTALS	1,144			953	97,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	953	131.0202	131.02	124,862	1955	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 864 HX Base Yr



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

531 N FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,392
TOTAL MARKET OB/XF VALUE	146
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	362,538
SOH/AGL Deduction	0
ASSESSED VALUE	362,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,538
TOTAL JUST VALUE	362,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110714	200 AMP UG SERVIC	1,200	05/11/2011
20091388	H/AC	3,000	10/12/2009
20081480	REROOF W/30YR SHN	3,900	09/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/1199	3/22/2019	WD	Q	I	01	300,000
GRANTOR: VILLA JUNE A REVOCABL						
GRANTEE: PATE GARY E & DENA						
2113/0120	4/07/2017	WD	Q	I	01	285,000
GRANTOR: THRIFT CLIFFORD B						
GRANTEE: VILLA JUNE A REVOCA						

BUILDING NOTES

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	0350	CARPORT WD	0	0	4	14	56.00	SF	13.00	13.00	100	1995	1995	3	20	146	

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S5 UST=[YR=1993] W4 S7 E4 N7 $ S19
FOP=[YR=1993] S7 E36 N7 W36 $ E36 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 146

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	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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS