LOT 213
IN OR 2442/475
GA FDNA BEACH 2 UNR

CONTINI LAUREN
431 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0213-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

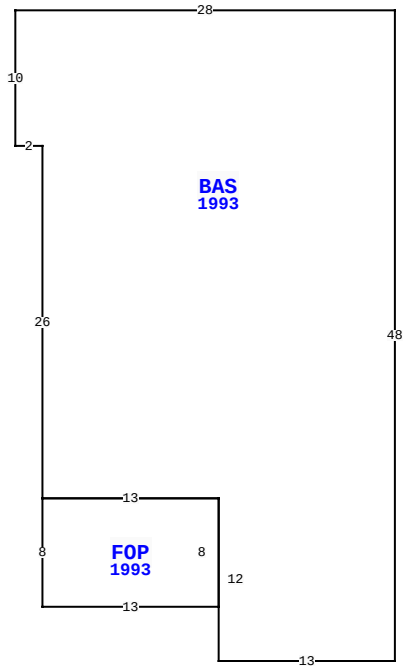
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100	1993	1,112	167,726
FOP	104	30	1993	31	4,676
TOTALS	1,216			1,143	172,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,143	130.5920	172.38	197,030	1940	1998	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2023 Heated Area: 1112 HX Base Yr 2023



431 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,401
TOTAL MARKET OB/XF VALUE		1,093
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		438,494
SOH/AGL Deduction		5,926
ASSESSED VALUE		432,568
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		381,846
TOTAL JUST VALUE		438,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/0475	3/12/2021	WD	Q	I	02	435,000
GRANTOR: WOODSIDE JOHN T & DIA						
GRANTEE: CONTINI LAUREN						
2144/0141	8/31/2017	WD	Q	I	02	310,000
GRANTOR: PILLSBURY EDITH						
GRANTEE: WOODSIDE JOHN T & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S10 E2 S26 FOP=[YR=1993] S8 E13 N8W13$ E13 S12 E13 N48$.

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	13	3	39.00	SF	6.50	6.50	100	2005	2005	3	84	213	
2	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2013	2013	3	55	880	

LAND DESCRIPTION

TOTAL OB/XF 1,093

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 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