

LOT 224
IN OR 2224/1171
GA FDNA BEACH 2 UNR

PAULS MARTIN A & DEBORAH A
335 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0224-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
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	12	CEDAR 50	0900	01	2,464	113.4000	149.69	368,836	1945	1995		0	0	0	14.50	85.50	VALUATION BY		STANDARD													
Exterior Wall	16	WD FR STUC 50	1 SNGL FAM - 100% - 2020										Heated Area: 2328					HX Base Yr 2020					Tax Group: 2		Tax Dist:							
Roof Structur	03	GABLE/HIP 100																BUILDING MARKET VALUE		315,355												
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		4,702												
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		265,000												
Interior Floo	12	HARDWOOD 100																TOTAL MARKET VALUE		585,057												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction		300,901												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE		284,156												
Bedrooms		3 100																TOTAL EXEMPTION VALUE		HX HB		50,722										
Bathrooms		2 100																BASE TAXABLE VALUE		233,434												
Frame	07	SPECIAL 100																TOTAL JUST VALUE		585,057												
Stories	2.	2. 100																NCON VALUE		0												
Units		0 100																INCOME VALUE														
BUD8 Adjustme	02	DIST FB 100																PREVIOUS YEAR MKT VALUE		570,129												
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																											
BAS	1,236	100	1993	1,236	158,190																											
BAS	1,092	100	2008	1,092	139,759																											
PTO	416	5	1993	21	2,687																											
STR	80	10	1994	8	1,024																											
STR	80	10	1994	8	1,024																											
UOP	240	20	1993	48	6,143																											
UOP	254	20	1993	51	6,527																											
TOTALS		3,398			2,464	315,355																										
EXTRA FEATURES						335 N FLETCHER AVE, FERNANDINA BEACH										BLD DATE XF DATE INC DATE				04/23/2009		RK		LGL DATE LAND DATE AG DATE		03/20/2024		MLU				
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	822.00	SF	6.50	6.50	100	2008	2008	3	88	4,702																	