

BLOCK 7A N1/2 OF LOT 16 &
S1/2 OF LOT 17
IN OR 1914/872

KEAHEY NANCY K L/E/KEAHEY NANCY TRUST
1733 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1401-007A-0161



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	16 WD FR STUC 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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 1056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1993	1,088	128,764
BAS	480	100	1994	480	56,808
FOP	44	30	1993	13	1,538
SFB	580	80	1993	464	54,914
UGR	512	45	1993	230	27,220
UGR	480	45	1994	216	25,564
UOP	488	20	1993	98	11,598

TOTALS	3,672			2,589	306,406
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	0	0	236.00	SF	30.00	
2	1242	WD DECK A	0 100	4	15	60.00	SF	10.00	
3	0820	WOOD WALK	0 100	0	0	204.00	SF	11.75	
4	0810	CONCRETE A	0 100	58	23	1,334.00	SF	6.50	
5	0810	CONCRETE A	0 100	0	0	268.00	SF	6.50	
6	0855	CONC PAVER	0 100	0	0	112.00	SF	3.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	100.00	150.00	100.00

REVIEW DATE	10/08/2019	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,589	110.6880	146.11	378,279	1978	1983	0	0	0 19.00	81.00	
1 SNGL FAM - 100% - 1989 Heated Area: 2032 HX Base Yr 1989												

1733 N FLETCHER AVE, FERNANDINA BEACH				BLD DATE	03/27/2014			KK	LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
236.00	SF	30.00	30.00	100	1981	1981	3	20	1,416		
60.00	SF	10.00	10.00	100	1981	1981	3	20	120		
204.00	SF	11.75	11.75	100	1981	1981	3	40	959		
1,334.00	SF	6.50	6.50	100	1988	1988	3	52	4,509		
268.00	SF	6.50	6.50	100	1978	1978	3	28	488		
112.00	SF	3.00	3.00	100	1998	1998	3	73	245		

TOTAL OB/XF 7,737												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	R-1	100.00	150.00	100.00	FF		1.00

Total Acres: 0.00	Total Land Value: 720,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		306,406	
TOTAL MARKET OB/XF VALUE		7,737	
TOTAL LAND VALUE - MARKET		720,000	
TOTAL MARKET VALUE		1,034,143	
SOH/AGL Deduction		804,460	
ASSESSED VALUE		229,683	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		173,961	
TOTAL JUST VALUE		1,034,143	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,019,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121137	RE - ROOF	3,000	06/15/2012
20052587	REPLACE VINYL SID	5,000	08/31/2005
7419	REPAIR/RRF	1,800	11/09/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1914/0872	4/24/2014	QC	U	I	11	100	
GRANTOR: KEAHEY NANCY K							
GRANTEE: KEAHEY NANCY K TRUS							
1240/1930	6/25/2004	QC	Q	I	06	100	
GRANTOR: FSK TRUST THE							
GRANTEE: KEANEY FRANK S & NA							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
UGR=[YR=1994] W24 SFB=[YR=1993] N7 W24 S15 FOP=[YR=1993] S11 E4 N11 W4 \$ E4 S11 UGR=[YR=1993] W4 S18 E2 S4 E20 N4 E2 N18 W20 \$ E20 N19 \$ S20 E24 N20 \$ PTR= E20 BAS=[YR=1993] E24 S7 BAS=[YR=1994] E24 S20 W20 UOP=[YR=1993] S27 W32 N25 W4 N5 E8 S20 E24 N17 E4\$ W4 N20 \$ S37 W24 N20 W2 N16 E2 N8 \$ W20 \$.									