UNIT B
IN OR 1380/145
ISLAND BREEZE OR 1339/812

QUADRA STAR LLC
209 KENT AVE
FREDERICKSBURG, VA 22405

2025

00-00-31-142B-000B-0000

BUILDING CHARACTERISTICS

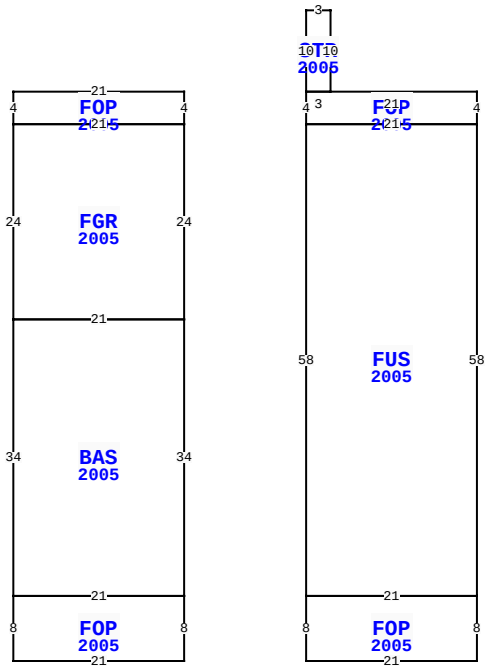
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	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	1045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	714	100	2005	714	84,513
FGR	504	55	2005	277	32,787
FOP	84	30	2005	25	2,959
FOP	84	30	2005	25	2,959
FOP	168	30	2005	50	5,919
FOP	168	30	2005	50	5,919
FUS	1,218	100	2005	1,218	144,168
STR	30	10	2005	3	355
TOTALS	2,970			2,362	279,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,362	130.7859	130.79	308,926	2005	2005	0	0	0	9.50	90.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1932 HX Base Yr



BLD DATE	08/12/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/10/2025 DC
INC DATE		AG DATE	

245 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	279,578
TOTAL MARKET OB/XF VALUE	31,227
TOTAL LAND VALUE - MARKET	144,480
TOTAL MARKET VALUE	455,285
SOH/AGL Deduction	32,039
ASSESSED VALUE	423,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,246
TOTAL JUST VALUE	455,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141338	50STAL	2,100	06/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0145	1/09/2006	WD	Q	I		615,000

GRANTOR: RCBI LLC

GRANTEE: QUADRA STAR LLC

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W21 S4 FGR=[YR=2005] S24 BAS=[YR=2005] S34 FOP=[YR=2005] S8 E21 N8 W21$ E21 N34 W21$ E21 N24 W21$ E21 N4$ PTR=E15 STR=[YR=2005] N10 E3S10W3$ FOP=[YR=2005] E21 S4 FUS=[YR=2005] S58 FOP=[YR=2005] S8 W21 N8 E21$ W21 N58 E21$ W21 N4 $ W15 $.

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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2005	2005	3	100	10,200	
2	0810	CONCRETE A	0	0	0	0	6,600.00	SF	1.30	1.30	100	2005	2005	3	84	7,207	
3	0855	CONC PAVER	0	0	0	0	3,350.00	SF	2.00	2.00	100	2005	2005	3	84	5,628	
4	0920	CWALL-WD/M	0	0	0	0	258.00	LF	78.00	78.00	100	2005	2005	3	22	4,427	
5	0920	CWALL-WD/M	0	0	0	0	185.00	LF	78.00	78.00	100	2005	2005	3	22	3,175	
6	0476	VF 6 SBPL	0	0	0	0	144.00	LF	6.40	6.40	100	2005	2005	3	64	590	

LAND DESCRIPTION

TOTAL OB/XF 31,227

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-3	21.00	157.00	21.50	FF		1.00	1.00	1.05	6,400.00	6,720.00	144,480							

REVIEW DATE 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 144,480 Market: 0 Agricultural: 0 Common: 144,480 PRINTED 07/30/2025 BY SYS