

BLOCK 1 LOT 6
IN OR 2519/624
OCEAN CITY NORTH PORTION R/P

FRIEDERICHS BRIAN P & ASHLEY C
299 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1520-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	04	REIN CONC 100
Stories	1.	1. 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
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NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1993	1,125	167,904
FST	84	55	1993	46	6,865
UCP	210	20	1993	42	6,268
UOP	103	20	1993	21	3,134

TOTALS	1,522			1,234	184,171
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0511	GARAGE CB-	0	0	24	28	672.00	SF	40.00
2	0810	CONCRETE A	0	0	0	0	3,572.00	SF	6.50
3	0861	POOL GUNIT	0	0	0	0	300.00	SF	85.00
4	0845	KOOL DECK	0	0	0	0	540.00	SF	7.25
5	0462	ST/AL FNC	0	0	0	0	168.00	SF	10.00
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-3	75.00	140.00	75.00

REVIEW DATE	02/12/2024	BY	DJ
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,234	131.0160	172.94	213,408	1955	2000	0	0	0	13.70	86.30	
1 SNGL FAM - 0% - 0													
Heated Area: 1125													
HX Base Yr													

299 S FLETCHER AVE, FERNANDINA BEACH	
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TOTAL OB/XF													
40,868													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0511	GARAGE CB-	0	0	24	28	672.00	SF	40.00	40.00	100	1955	1955
2	0810	CONCRETE A	0	0	0	0	3,572.00	SF	6.50	6.50	100	1955	1955
3	0861	POOL GUNIT	0	0	0	0	300.00	SF	85.00	85.00	100	2024	2023
4	0845	KOOL DECK	0	0	0	0	540.00	SF	7.25	7.25	100	2024	2023
5	0462	ST/AL FNC	0	0	0	0	168.00	SF	10.00	10.00	100	2024	2023
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023

TOTAL OB/XF													
40,868													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0	0006	R-3	75.00	140.00	75.00	FF		1.00	1.00

Total Acres: 0.00	Total Land Value: 562,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		184,171	
TOTAL MARKET OB/XF VALUE		40,868	
TOTAL LAND VALUE - MARKET		562,500	
TOTAL MARKET VALUE		787,539	
SOH/AGL Deduction		82,162	
ASSESSED VALUE		705,377	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		705,377	
TOTAL JUST VALUE		787,539	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,252	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222686	SWIM POOL	25,000	12/12/2022
20111931	DEMOLISH PART OF	500	10/25/2011
20102216	REPAIR ROOF	500	01/03/2011
20021562	H/AC	3,000	09/09/2002
20020836	WOOD REPLACED O/P	1,000	05/16/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2519/0624	12/06/2021	WD	Q	I	01	650,000	
GRANTOR: DAILY CHRISTOPHER N &							
GRANTEE: FRIEDERICHS BRIAN P							
1785/0083	3/20/2012	WD	Q	I	02	270,000	
GRANTOR: MCNEAL FREDERICK S &							
GRANTEE: DAILY CHRISTOPHER N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 UOP=[YR=1993] N5 W19 FST=[YR=1993] N6 W12 S7 UCP=[YR=1993] S21 E10 N21 W10 \$ E12 N1 \$ S1 W2 S4 E21 \$ W21 S25 E45 N25 \$.									