

BLOCK 5 LOT 1
IN OR 1763/1487
SOUTH BEACH SUB PB 3/11

PAGE DAVID P JR MM & KIMBERELY
1702 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1059.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	112,433
FOP	144	30	1993	43	5,924
FUS	816	100	1993	816	112,433
PTO	65	5	1993	3	414
UOP	12	20	1993	2	276
UOP	114	20	1993	23	3,169
UOP	222	20	1993	44	6,063

TOTALS	2,189			1,747	240,711
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00
2	0812	CONCRETE C	0	0	0	0	1,676.00	SF	4.00
3	0810	CONCRETE A	0	0	0	0	309.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-3	50.00	100.00	50.00

REVIEW DATE	06/07/2024	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,747	124.6350	164.52	287,416	1971	1990	0	0	0	16.25
1 DUPLEX - 0% - 0											
Heated Area: 1632											
HX Base Yr											

3035 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
2	0812	CONCRETE C	0	0	0	0	1,676.00	SF	4.00	4.00	100	2006	2006	3	86	5,765	
3	0810	CONCRETE A	0	0	0	0	309.00	SF	6.50	6.50	100	2006	2006	3	86	1,727	

TOTAL OB/XF											7,972		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
	R-3	50.00	100.00	50.00	FF	1	1.00	1.00	1.00	7,500.00	7,500.00	3	

Total Acres: 0.00	Total Land Value: 375,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,711	
TOTAL MARKET OB/XF VALUE		7,972	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		623,683	
SOH/AGL Deduction		33,200	
ASSESSED VALUE		590,483	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		590,483	
TOTAL JUST VALUE		623,683	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		547,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062204	REPAIR/RRF	3,900	09/21/2006
B0112253	REMODEL	2,400	10/15/2001
B002796	REMODEL	10,000	04/26/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1763/1487	11/07/2011	WD	Q	I	02	310,000	
GRANTOR: COCHRAN BRUCE & DENIS							
GRANTEE: PAGE DAVID P JR MM							
1441/1457	9/01/2006	WD	Q	I		535,000	
GRANTOR: KING DAVID & TARA L							
GRANTEE: COCHRAN BRUCE & DEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 UOP=[YR=1993] N3 W4 S3 E4 \$ W21 S27									
UOP=[YR=1993] W6 S13 E30 PTO=[YR=1993] E5 N13 W5 S13\$ N6 W24									
N7\$ S7 E24 N34\$ PTR=E25 UOP=[YR=1993] E6 FUS=[YR=1993] N27									
E24 S34 FOP=[YR=1993] S6 W24 N6 E24\$ W24 N7\$ S13 W2 S9 W4									
N22\$ W25\$.									