

BLK 27 LOT 1 & S1/2 OF LOT B
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK 0/57

FRIEDLANDER SCOTT E &/BAILEY ALEXANDER R
872 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1041-0027-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	07	SPECIAL 100
Stories	1.5	1.5 100
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	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,153	100	1993	1,153	193,058
DCK	418	10	2015	42	7,032
FCP	572	25	1993	143	23,944
FOP	45	30	1993	14	2,344
FOP	128	30	1993	38	6,363
FST	256	55	1993	141	23,609
STR	42	10	2015	4	670
UST	24	45	1993	11	1,842
TOTALS	2,638			1,546	258,862

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	0820	WOOD WALK
3	1243	WD DECK F
4	1241	WD DECK G

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,546	118.3200	196.41	303,650	1987	1995	0	0	0	14.75
1 SFR CUST 100% - 0 Heated Area: 1153 HX Base Yr 2015											
872 S FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF		
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1	000120	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	258,862	
TOTAL MARKET OB/XF VALUE	278	
TOTAL LAND VALUE - MARKET	1,575,000	
TOTAL MARKET VALUE	1,834,140	
SOH/AGL Deduction	1,229,151	
ASSESSED VALUE	604,989	
TOTAL EXEMPTION VALUE	51,411	
BASE TAXABLE VALUE	553,578	
TOTAL JUST VALUE	1,834,140	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,677,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150805	ADDDECK	15,000	04/15/2015
20140460	DECK	0	04/15/2015
20041401	ELEC OTHER	2,000	08/04/2004
20040671	MECH OTHER	3,000	04/06/2004
20021923	REMODEL	4,000	11/11/2002
20021384	REPAIR/RRF	3,000	08/13/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2264/1361	3/27/2019	QC	U	I	11
GRANTOR: FRIEDLANDER SCOTT E					
GRANTEE: FRIEDLANDER SCOTT E					
1822/1135	10/26/2012	WD	Q	I	02
GRANTOR: DEUTSCHE BANK TRUST C					
GRANTEE: FRIEDLANDER SCOTT E					

BUILDING NOTES		
BUILDING DIMENSIONS		
FCP=[YR=1993] W11 S8 W2 FST=[YR=1993] N16 W16 S16		
UST=[YR=1993] S3 E8 N3W8 \$ E16 \$ W8 S3 W8 N3 W2 N8 W11 S18		
E42 N18 \$ PTR= E15 STR=[YR=2015] E14 DCK=[YR=2015] N8 E38 S11		
FOP=[YR=1993] E1 S8 BAS=[YR=1993] S18 W21 FOP=[YR=1993] N3W15		
S3 E15 \$ N3 W15 S3 W15 N26E31 R8 D8 E12\$ W12 U8 L8 E19\$		
W38 N3\$ S3 W14 N3\$ W15 \$.		