BLK 27 LOT 7
ASKINS OCEAN CITY BEACH R/P OF
BLK 27 PBK O/57

PAGE JOANNE O L/E/
932 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1041-0027-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

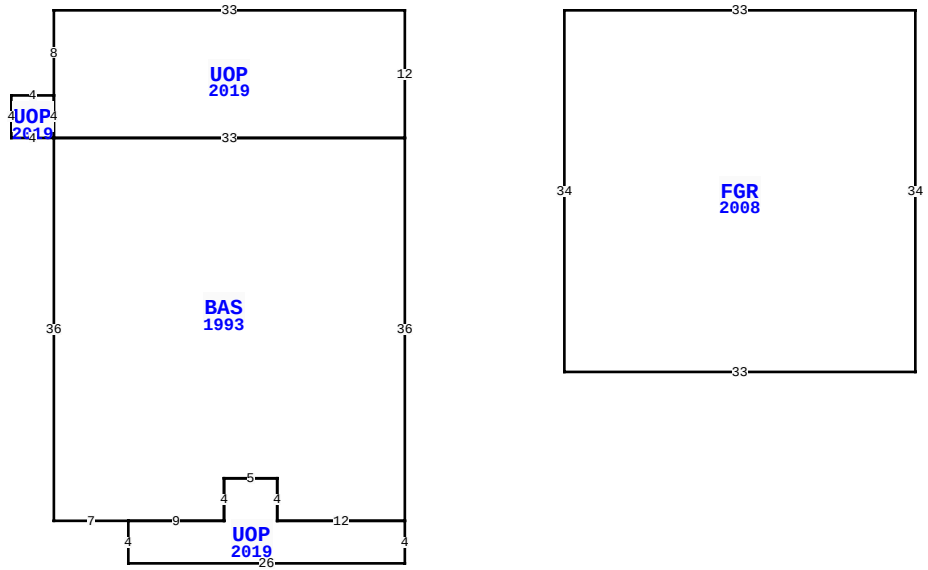
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	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	1,168	100	1993	1,168	194,551
FGR	1,122	55	2008	617	102,772
UOP	16	20	2019	3	500
UOP	124	20	2019	25	4,165
UOP	396	20	2019	79	13,159
TOTALS	2,826			1,892	315,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,892	121.6278	201.90	381,995	1984	1990	0	0	0	17.50	82.50

1 SFR CUST 100% - 1994 Heated Area: 1168 HX Base Yr



932 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	07/15/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		315,146
TOTAL MARKET OB/XF VALUE		702
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		1,365,848
SOH/AGL Deduction		245,554
ASSESSED VALUE		1,120,294
TOTAL EXEMPTION VALUE	13	1,120,294
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,365,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,255,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190432	REMODEL	0	06/27/2019
20120313	REPLACE CONDENSER	508	02/27/2012
20120317	H/AC	2,000	02/27/2012
20060120	REMODEL	1,000	01/19/2006
20051327	REROOF W/30YR SHN	2,000	03/01/2005
20032851	REMODEL	2,000	07/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/928	9/12/2023	LE	U	I	11	100
GRANTOR: PAGE JOANNE O						
GRANTEE: PLATT COURTNEY K						
0682/1967	6/16/1993	WD	Q	I		170,000
GRANTOR: HUGHES J MICHAEL & E						
GRANTEE: PAGE ANTHONY & JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W33 S8 UOP=[YR=2019] W4 S4 E4 N4$ S4
BAS=[YR=1993] S36 E7 UOP=[YR=2019] S4 E26 N4 W12 N4 W5 S4 W9$
E9 N4 E5 S4 E12 N36 W33$ E33 N12$ PTR= E15 FGR=[YR=2008] E33
S34 W33 N34 $ 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
2	1242	WD DECK A	0	100	18	3	54.00	SF	10.00	10.00	100	2019	2019	3	78	421	
3	1242	WD DECK A	0	100	12	3	36.00	SF	10.00	10.00	100	2019	2019	3	78	281	

LAND DESCRIPTION

TOTAL OB/XF 702

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	000120	C	RES OCEAN	100	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS