BLK 27 LOT A & N1/2 OF LOT B
IN OR 2404/1201
ASKINS OCEAN CITY BEACH R/P OF

LANGDON TRAJAN & TATIANA
612 STATE ST
NEW ORLEANS, LA 70118

2026

00-00-31-1041-0027-00A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

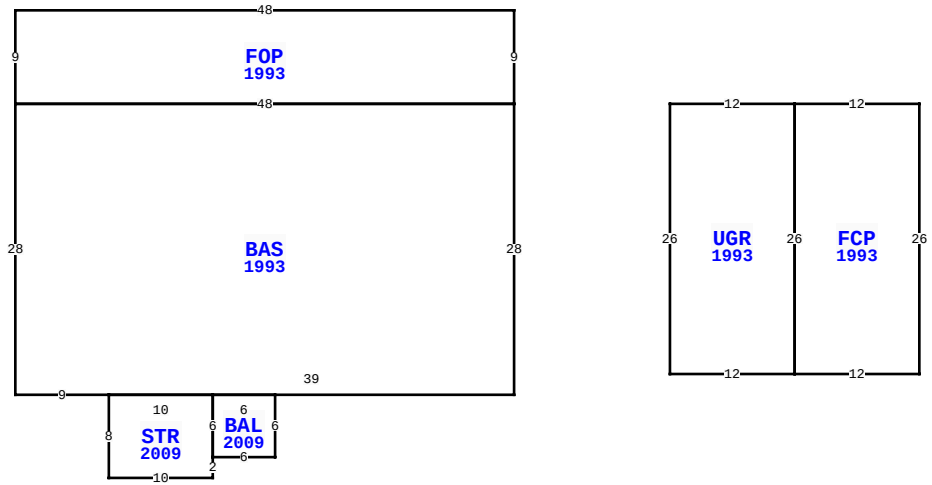
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
BAL	36	15	2009	5	595
BAS	1,344	100	1993	1,344	160,064
FCP	312	25	1993	78	9,289
FOP	432	30	1993	130	15,482
STR	80	10	2009	8	952
UGR	312	45	1993	140	16,673
TOTALS	2,516			1,705	203,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,705	112.0000	155.68	265,434	1978	1978	0	0	0	23.50	76.50

1 SNGL FAM 0% - 0 Heated Area: 1344 HX Base Yr



854 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		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	203,057
TOTAL MARKET OB/XF VALUE	558
TOTAL LAND VALUE - MARKET	1,365,000
TOTAL MARKET VALUE	1,568,615
SOH/AGL Deduction	305,451
ASSESSED VALUE	1,263,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,263,164
TOTAL JUST VALUE	1,568,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,381,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091187	REMODEL	5,000	08/28/2009
20090591	XFOB	1,000	05/13/2009
20012657	REPAIR/RRF	6,000	12/17/2001
5081	REPAIR/RRF	9,000	11/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1201	10/28/2020	WD	Q	I	01	1,035,000
GRANTOR: BLEXI INVESTMENTS LLC						
GRANTEE: LANGDON TRAJAN & TA						
2234/1794	11/01/2018	WD	Q	I	01	710,000
GRANTOR: SPOONER MARIAN & BARB						
GRANTEE: BLEXI INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W48 S9 BAS=[YR=1993] S28 E9 STR=[YR=2009] S8E10N2 BAL=[YR=2009] E6N6W6 S6$N6W10$E39 N28 W48 $ E48 N9 $ PTR= E15S9 UGR=[YR=1993] S26 E12 FCP=[YR=1993] E12 N26 W12 S26 $ N26 W12 $N9W15 $.

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	0416	DUNEWALKS	0	0	4	30	120.00	SF	15.00	15.00	100	2009	2009	3	31	558	

LAND DESCRIPTION

TOTAL OB/XF 558

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	0	0006	R-1	65.00	70.00	65.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,365,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,365,000 Market: 0 Agricultural: 0 Common: 1,365,000 PRINTED 07/09/2026 BY SYS