

LOT 7 SECT 2
IN OR 1823/128
FERREIRA REPLAT OF

MARTIN NANCEE LEA
1023 NORTH FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-126B-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	07	CORK/VTILE 60
Interior Floor	14	CARPET 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100
1993	816	93,171
HXB	816	100
1993	816	93,171
HXU	48	55
1993	26	2,969
HXY	354	15
1993	53	6,051
SXR	39	10
2009	4	457
UOP	42	20
1993	8	913
UOP	228	20
1993	46	5,252
TOTALS	2,343	1,769
		201,985

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2700	01	1,769	96.5000	134.14	237,294	1967	1995	0	0	0	14.88	85.12
1 DUPLEX 50.59% - 2018 Heated Area: 1632 HX Base Yr 2018												
BLD DATE	03/23/2015	KK	LGL DATE	03/20/2026	MLU							
XF DATE			LAND DATE									
INC DATE			AG DATE									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		201,985				
TOTAL MARKET OB/XF VALUE		34				
TOTAL LAND VALUE - MARKET		325,000				
TOTAL MARKET VALUE		527,019				
SOH/AGL Deduction		216,169				
ASSESSED VALUE		310,850				
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE		259,439				
TOTAL JUST VALUE		527,019				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		492,966				

EXTRA FEATURES												
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
1	1242	WD DECK A	0	100	6	7	42.00	SF 4.00	100	2003	2003	3 20
TOTAL OB/XF 34												

BUILDING NOTES												
BUILDING DIMENSIONS												
APT=[YR=1993] W7 UOP=[YR=1993] N6W7 HXU=[YR=1993] W8S6 E8N6S6E7\$W17 S28 UOP=[YR=1993] W7S12E31N6W24N6\$ S6E24 N34\$ PTR=E15 HXB=[YR=1993] S16 HXY=[YR=1993] W4S4 SXR=[YR=2009] W3S13E3 N13\$S13W3S10 E31N9W24N18\$ S18 E24N34W24\$ W15\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00	FF		1.00
TOTAL ADJ 1.00 1.00 1.00 6,500.00 6,500.00 325,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												