LOT 22 SECT # 2
IN OR 2248/1742
FERREIRA REPLAT OF

JONES DOUGLAS R & RINA
1227 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-126B-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	01	MINIMUM 40
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

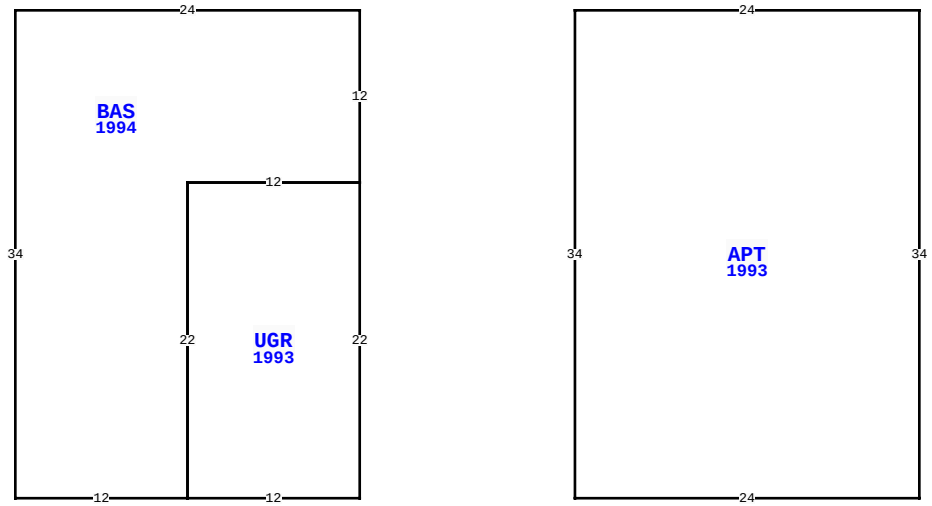
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1056.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	1993	816	96,902
BAS	552	100	1994	552	65,551
UGR	264	45	1993	119	14,131
TOTALS	1,632			1,487	176,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,487	106.7940	148.44	220,730	1962	1985	0	0	0	20.00	80.00

1 DUPLEX 0% - 0 Heated Area: 1368 HX Base Yr



BLD DATE	03/24/2015	KK	LGL DATE
XF DATE			LAND DATE 03/20/2026 MLU
INC DATE			AG DATE

1229 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,584
TOTAL MARKET OB/XF VALUE	2,543
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	504,127
SOH/AGL Deduction	81,718
ASSESSED VALUE	422,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,409
TOTAL JUST VALUE	504,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	471,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090399	REPAIR/RRF	2,000	03/31/2009
20051702	REPAIR/RRF	2,000	04/29/2005
20012169	CHNGE SRVC	2,000	10/03/2001
8382	REPAIR/RRF	2,700	06/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1742	1/09/2019	QC	U	I	11	100
GRANTOR: JONES DOUGLAS R & RIN						
GRANTEE: JONES DOUGLAS R & R						
1417/1456	6/06/2006	QC	Q	I	01	100
GRANTOR: JONES DOUGLAS ROWLAND						
GRANTEE: CAUTHEN THERESA F E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 S34 E12 UGR=[YR=1993] E12 N22 W12 S22 $
N22 E12 N12 $ PTR= E15 APT=[YR=1993] E24 S34 W24 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
3	1241	WD DECK G	0	0	0	0	267.00	UT	15.53	15.53	100	1980	1980	3	20	829	
4	0940	SHEDS/PORT	0	0	14	8	112.00	SF	30.00	30.00	100	1998	1998	3	20	672	
5	0940	SHEDS/PORT	0	0	14	8	112.00	SF	30.00	30.00	100	2009	2009	3	31	1,042	

LAND DESCRIPTION

TOTAL OB/XF 2,543

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS