LOT 72
GA FDNA BEACH SUB PB 2/35

OBRIEN DANIEL S/OBRIEN EILEEN A
838 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134A-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

837 OCEAN AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,462,500
TOTAL MARKET VALUE	1,462,500
SOH/AGL Deduction	0
ASSESSED VALUE	1,462,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,462,500
TOTAL JUST VALUE	1,462,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,759,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
DEMR-2024-0	REMOVE NON-PERMIT	3,500	09/19/2024
20122262	REROOF 50YR SHNGL	3,000	11/05/2012
20040223	H/AC	3,000	02/10/2004
20032497	XFOB	2,000	02/12/2003
990594	ADDITION	70,177	06/08/1999
984534	XFOB	300	11/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2832/393	12/01/2025	CT	U	I	18	1,011,100
GRANTOR: CLERK OF COURT						
GRANTEE: OBRIEN DANIEL S						
2115/1234	4/24/2017	PR	U	I	19	100
GRANTOR: JOHNSON WILLIAM B (P/						
GRANTEE: JOHNSON WILLIAM B						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0002	R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	19,500.00	19,500.00	1,462,500							

REVIEW DATE 04/28/2026 BY MLU Total Acres: 0.00 Total Land Value: 1,462,500 Market: 0 Agricultural: 0 Common: 1,462,500 PRINTED 07/09/2026 BY SYS