

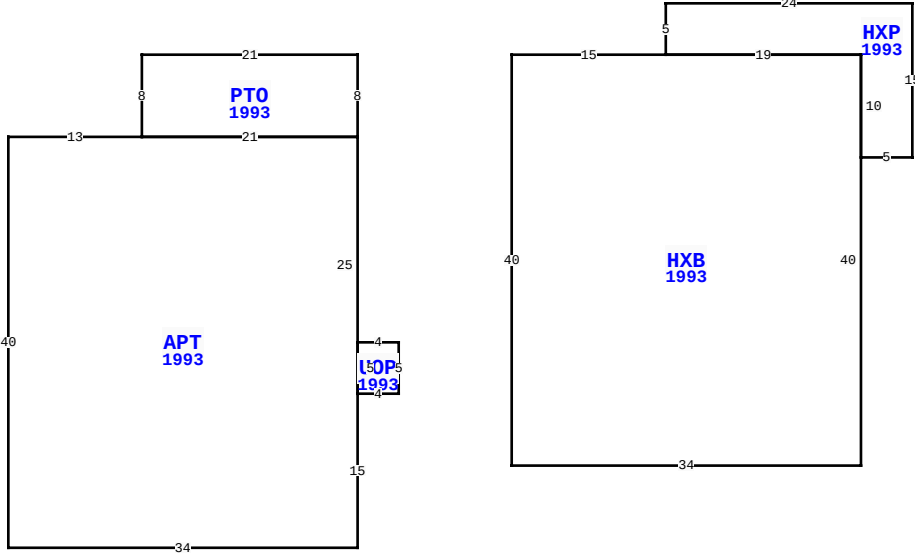
LOT 158
IN OR 2075/1249
ESMT IN OR 450/170

KOUFAKIS LOUIS M & SUSAN B
736 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0158-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																
Exterior Wall	15	CONC BLOCK 50	2700	01	2,783	108.8640	151.32	421,124	1961	1985	0	0	0	20.00	80.00	VALUATION BY STANDARD															
Exterior Wall	23	REINF CONC 50	1 DUPLEX 50.7% - 2021														Tax Group: 2 Tax Dist:														
Roof Structure	01	FLAT 100	Heated Area: 2720														BUILDING MARKET VALUE 336,899														
Roof Cover	04	BUILT-UP 100	HX Base Yr 2021														TOTAL MARKET OB/XF VALUE 2,706														
Interior Wall	04	PLYWOOD 100															TOTAL LAND VALUE - MARKET 400,000														
Interior Floor	11	CLAY TILE 50															TOTAL MARKET VALUE 739,605														
Interior Floor	14	CARPET 50															SOH/AGL Deduction 231,680														
Air Condition	03	CENTRAL 100															ASSESSED VALUE 507,925														
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE HX HB 51,411														
Bedrooms	4	100															BASE TAXABLE VALUE 456,514														
Bathrooms	2	100															TOTAL JUST VALUE 739,605														
Frame	02	WOOD FRAME 100															NCON VALUE 0														
Stories	2.	2. 100															INCOME VALUE														
Units	0	100															PREVIOUS YEAR MKT VALUE 683,518														
BUD8 Adjustme	02	DIST FB 100															PERMIT NUM DESCRIPTION AMT ISSUED														
Occupancy	00	NONE 100															20172362 REMODEL 50,000 08/01/2017														
Quality	04	Quality Level 04															20100864 H/AC 3,500 05/26/2010														
DOR CODE	0800	MULTI-FAMILY															9318 REMODEL 15,000 09/25/1995														
MAP NUM	MKT AREA		01																1396 SEWER CONNECTION 800 05/26/1989												
NEIGHBORHOOD/LOC	1041.00																5338 REPAIR/RRF 3,600 05/01/1989														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA											
APT	1,360	100	1993	1,360	164,636															OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
HXB	1,360	100	1993	1,360	164,636															2075/1249 7/20/2016 QC U I 11 120,000											
HXP	170	30	1993	51	6,174															GRANTOR: BUCK JUNE H L/E											
PTO	168	5	1993	8	969															GRANTEE: KOUFAKIS LOUIS M &											
UOP	20	20	1993	4	484															1377/1535 12/30/2005 QC Q I 01 65,000											
TOTALS	3,078			2,783	336,899															GRANTOR: KOUFAKIS LOUIS M & SU											
EXTRA FEATURES						736 N FLETCHER AVE U&D, FERNANDINA BEACH														GRANTEE: KOUFAKIS LOUIS M &											
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	OB/XF MKT VALUE	NOTES	BUILDING NOTES													
2	1242	WD DECK A	0	100	0	0	136.00	SF	10.00	10.00	100	2003	2003	3	20	272		BUILDING DIMENSIONS													
3	1241	WD DECK G	0	100	0	0	334.00	UT	15.53	15.53	100	1993	1993	3	20	1,037		PTO=[YR=1993] W21 S8 APT=[YR=1993] W13 S40 E34 N15													
4	1241	WD DECK G	0	100	0	0	75.00	UT	11.50	11.50	100	2004	2004	3	30	259		UOP=[YR=1993] E4 N5 W4 S5 \$ N25 W21 \$ E21 N8 \$ PTR= E15													
5	1076	TRELLIS A	0	100	8	12	96.00	SF	7.50	7.50	100	2003	2003	3	85	612		HXB=[YR=1993] E15 HXP=[YR=1993] N5 E24 S15 W5 N10 W19 \$ E19													
6	0940	SHEDS/PORT	0	100	9	4	36.00	SF	30.00	30.00	100	2003	2003	3	20	216		S40 W34 N40 \$ W15 \$.													
8	1123	CB 8"	0	100	126	2	252.00	SF	6.15	6.15	100	1961	1961	3	20	310															
TOTAL OB/XF 2,706																															
LAND DESCRIPTION																		TOTAL OB/XF 2,706													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	400,000														
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS																															