

LOT 163
IN OR 2809/268
GA FDNA BEACH 2 UNR

RIVERA EUGENIA L/E/
830 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0163-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	900	100	1993	900	113,616
FOP	24	30	1993	7	884
HXB	900	100	1993	900	113,616
HXP	16	30	1993	5	631
HXP	232	30	1993	70	8,837
STR	24	10	1997	2	253
STR	32	10	1997	3	379
SXR	60	10	1997	6	757
UOP	232	20	1993	46	5,807
TOTALS	2,420			1,939	244,780

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
2	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,939	107.8000	149.84	290,540	1930	1990		0	0	15.75	84.25	
1 DUPLEX 0% - 0 Heated Area: 1800 HX Base Yr													
830 N FLETCHER AVE U&D, FERNANDINA BEACH													
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2026 MLU													

TOTAL OB/XF 67													
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
2	1242	WD DECK A	0	0	8	4	32.00	SF 10.50	100	2003	2003	3	20

TOTAL OB/XF 67													
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
2	1242	WD DECK A	0	0	8	4	32.00	SF 10.50	100	2003	2003	3	20

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	244,780		
TOTAL MARKET OB/XF VALUE	67		
TOTAL LAND VALUE - MARKET	400,000		
TOTAL MARKET VALUE	644,847		
SOH/AGL Deduction	99,897		
ASSESSED VALUE	544,950		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	544,950		
TOTAL JUST VALUE	644,847		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	583,393		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042463	CHNGE SRVC	1,000	01/05/2005
20042364	REPAIR/RRF	3,000	12/15/2004
2003148	CHNGE SRVC	0	06/06/2000
972139	REMODEL	0	10/08/1997
6713	REPAIR/RRF	7,400	08/26/1991
5185	REPAIR/RRF	770	01/23/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2809/268	8/15/2025	LE	U	I	11	100	
GRANTOR: RIVERA EUGENIA L/E							
GRANTEE: MCCARTHY AMAYA							
1773/1527	1/05/2012	WD	U	I	11	200,000	
GRANTOR: BRANCH BANKING & TRUS							
GRANTEE: RIVERA EUGENIA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
UOP=[YR=1993] W14STR=[YR=1997] N6W4S6E4\$ W15 S8 APT=[YR=1993] W1 S30 E14 STR=[YR=1997] S4E8 FOP=[YR=1993] E6 N4 W6 S4\$ N4W8\$ E16 N30 W29 \$ E29 N8 \$ PTR= E10 HXP=[YR=1993] S8 HXB=[YR=1993] W1S30E30 N16 HXP=[YR=1993] E4N4 SXR=[YR=1997] N15W4S15E4\$ W4S4\$ N14 W29\$ E29N8W29\$ W10\$.													