LOT 165
IN OR 2742/1917
GA FDNA BEACH 2 UNR

LAMONTE HILARY DEAN
834 N FLETCHER AVE U& D
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0165-0000

BUILDING CHARACTERISTICS

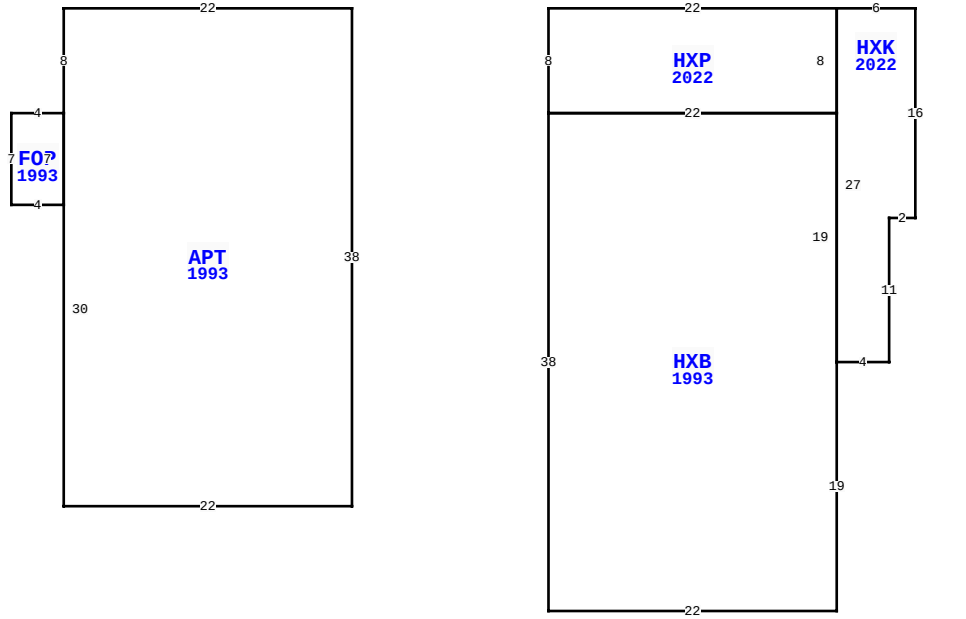
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	836	100	1993	836	170,054
FOP	28	30	1993	8	1,627
HXB	836	100	1993	836	170,054
HXK	140	10	2022	14	2,847
HXP	176	30	2022	53	10,781
TOTALS	2,016			1,747	355,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	1,747	162.1500	225.39	393,756	1970	2005	0	0	0	9.75	90.25

1 DUPLEX 57% - 2025 Heated Area: 1672 HX Base Yr 2025



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

834 N FLETCHER AVE U&D, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		355,365
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		755,365
SOH/AGL Deduction		35,463
ASSESSED VALUE		719,902
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		668,491
TOTAL JUST VALUE		755,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		698,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222123	DECK	0	04/22/2022
20121044	REPAIR ROOF	1,500	06/07/2012
20080957	REROOF W/50YR SHN	2,500	06/03/2008
20021074	AWNING OVER SUNDE	1,000	06/25/2002
20020486	REPIPE ALL WTR LI	2,000	03/20/2002
20012727	REWIRE TO CODE	4,000	01/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/1917	10/10/2024	WD	Q	I	01	893,000
GRANTOR: DENNY MICHAEL &						
GRANTEE: LAMONTE HILARY DEAN						
2120/0207	5/11/2017	WD	Q	I	01	294,900
GRANTOR: MT/AK PROPERTIES INC						
GRANTEE: DENNY MICHAEL & DAV						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W22 S8 FOP=[YR=1993] W4 S7 E4 N7 $ S30 E22 N38 $ PTR= E15 HXP=[YR=2022] E22 HXK=[YR=2022] E6 S16 W2 S11 W4 HXB=[YR=1993] S19 W22 N38 E22 S19$N27$ S8 W22 N8$ W15$.

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	100	0006	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