

LOT 170
IN OR 1689/894
GA FDNA BEACH 2 UNR

LAY LIVING TRUST/LAY LINDA J TRUSTEE
928 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0170-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

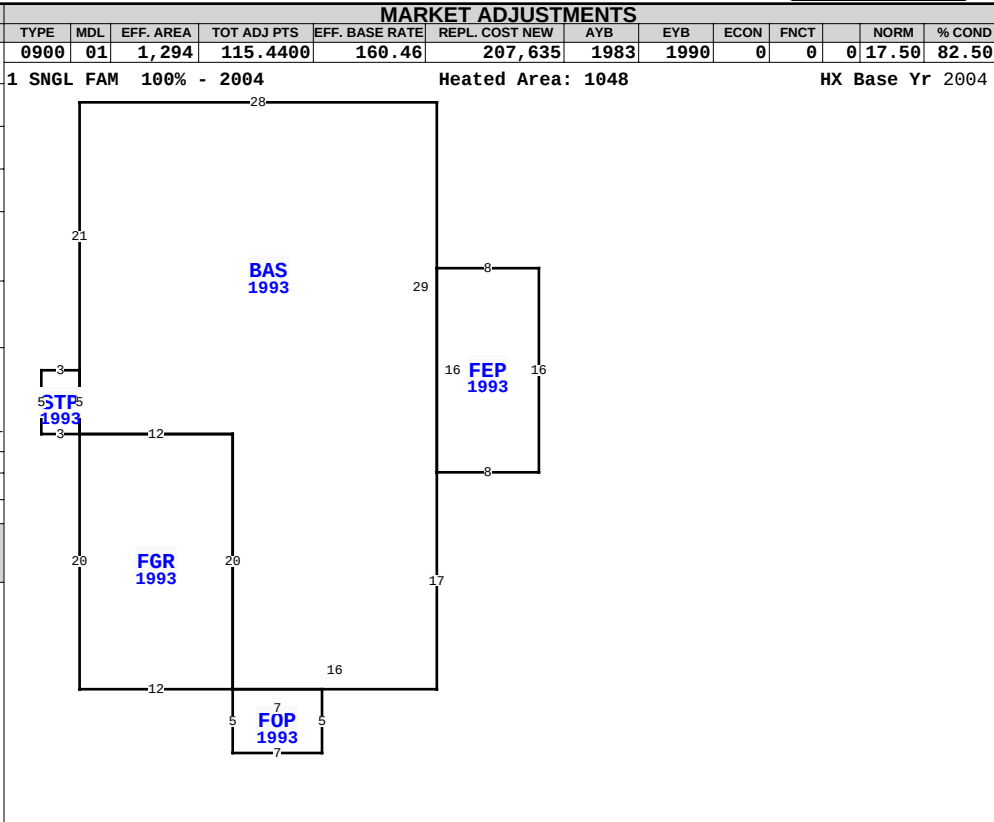
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	138,734
FEP	128	80	1993	102	13,503
FGR	240	55	1993	132	17,474
FOP	35	30	1993	10	1,324
STP	15	10	1993	2	265

TOTALS	1,466			1,294	171,299
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0819	CONC 12"	0	100	4	4	16.00	SF	19.00
4	0819	CONC 12"	0	100	3	5	15.00	SF	9.50
5	1242	WD DECK A	0	100	14	8	112.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	50.00	100.00	50.00

REVIEW DATE	01/01/2023	BY	CD
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928 N FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715	
3	0819	CONC 12"	0	100	4	4	16.00	SF	19.00	19.00	100	1983	1983	3	35	106	
4	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	1983	1983	3	35	50	
5	1242	WD DECK A	0	100	14	8	112.00	SF	10.00	10.00	100	2003	2003	3	20	224	

TOTAL OB/XF													2,095		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
06	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	4			

Total Acres: 0.00	Total Land Value: 400,000	Market: 0	Agricultural: 0	Common: 400,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		171,299	
TOTAL MARKET OB/XF VALUE		2,095	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		573,394	
SOH/AGL Deduction		362,095	
ASSESSED VALUE		211,299	
TOTAL EXEMPTION VALUE		HX HB VX WX 61,411	
BASE TAXABLE VALUE		149,888	
TOTAL JUST VALUE		573,394	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		517,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121091	H/AC	5,000	06/12/2012
20100344	CHANGE OUT METER	400	02/23/2010
20020569	RE-ROOF	3,000	04/04/2002
20012372	PORCH & DECK	3,000	10/29/2001
2001925	REPLACE FENCE	1,300	01/11/2000
2627	FENCE	600	01/01/1984

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/0894	6/01/2010	WD	U	I	30	100
GRANTOR: LAY JAMES BARDEN & LI						
GRANTEE: LAY JAMES B & LINDA						
0526/0944	9/18/1987	QC	U	I		35,000
GRANTOR: LAY DANIEL CLYDE						
GRANTEE: LAY JAMES B & LINDA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 S21 STP=[YR=1993] W3 S5 E3 FGR=[YR=1993] S20 E12 FOP=[YR=1993] S5 E7 N5 W7 \$ N20 W12 \$ N5 \$ S5 E12 S20 E16 N17 FEP=[YR=1993] E8 N16 W8 S16 \$ N29 \$.									