LOT 181
IN OR 222 PG 465
GA FDNA BEACH 2 UNR

HICKMAN ROBBIE
831 N FLETCHER AV
FERNANDINA BEACH, FL 32034-2002

2026

00-00-31-134B-0181-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

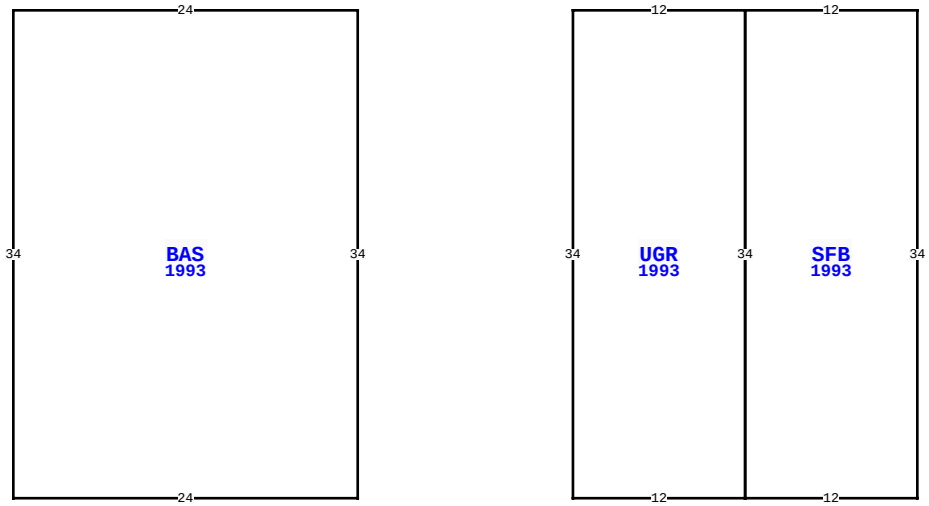
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	96,463
SFB	408	80	1993	326	38,538
UGR	408	45	1993	184	21,752
TOTALS	1,632			1,326	156,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,326	104.5200	145.28	192,641	1965	1985	0	0	0	18.63	81.37

1 SNGL FAM 100% - 2003 Heated Area: 1142 HX Base Yr 2003



831 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,752
TOTAL MARKET OB/XF VALUE		2,613
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		484,365
SOH/AGL Deduction		392,431
ASSESSED VALUE		91,934
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		35,523
TOTAL JUST VALUE		484,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959249	REMODEL	7,650	08/18/1995
B959249	REMODEL	7,650	08/18/1995
B959242	ADDITION	5,900	08/01/1995
2247	CHNGE SRVC	800	11/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0222/0465	8/04/1976	WD	Q	I		26,500
GRANTOR: DEATON DONALD M & CAR						
GRANTEE: HICKMAN FRANK W & R						
0150/0674	1/01/1973	WD	Q	I		24,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S34 E24 N34 $ PTR= E15 UGR=[YR=1993] E12
SFB=[YR=1993] E12 S34 W12 N34 $ S34 W12 N34 $ W15 $.

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
3	1241	WD DECK G	0	100	0	0	568.00	UT	23.00	23.00	100	1995	1995	3	20	2,613	

LAND DESCRIPTION

TOTAL OB/XF 2,613

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	000100	C	RES	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS