

LOT 186
IN OR 2084/1912
GA FDNA BEACH 2 UNR

MCAVOY MICHAEL C & JANE ELIZABETH
737 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0186-0000



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	05	AVERAGE 50	2800	01	3,234	104.8800	143.69	464,693	1976	1985	0	0	0	18.63	81.37	VALUATION BY STANDARD													
Exterior Wall	23	REINF CONC 50	1 TRI PLEX 100% - 2016 Heated Area: 3000 HX Base Yr 2016													Tax Group: 2 Tax Dist:													
Roof Structure	03	GABLE/HIP 100	33 17 30 30 30 BAS 1993 HXB 2015 33 17 10 10 10 UOP 1993 HXP 2015 33 17 30 30 30 FUS 1993 HXB 2015 33 17 10 10 10 UOP 1993 HXP 2015																										