LOT 190
IN OR 2856/691
GA FDNA BEACH #2 UNR

729 N FLETCHER AVE LLC
1441 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0190-0000

BUILDING CHARACTERISTICS

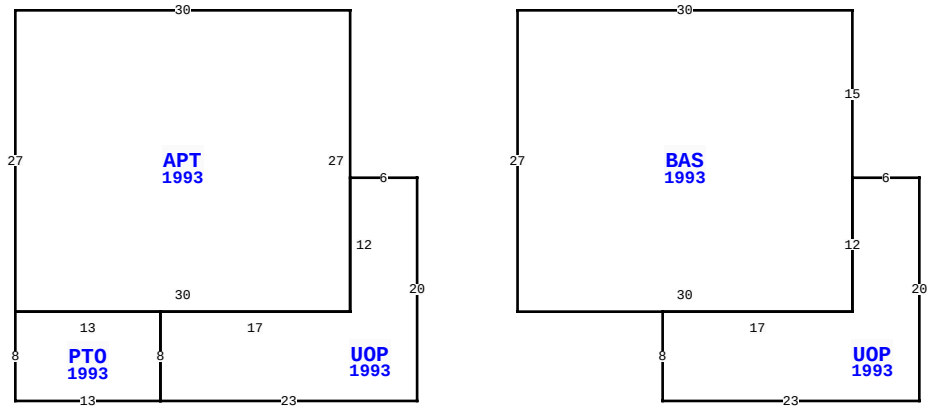
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	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	810	100	1993	810	116,527
BAS	810	100	1993	810	116,527
PTO	104	5	1993	5	720
UOP	256	20	1993	51	7,337
UOP	256	20	1993	51	7,337
TOTALS	2,236			1,727	248,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,727	121.4000	168.75	291,431	1951	1995	0	0	0	14.75	85.25

1 DUPLEX 0% - 0 Heated Area: 1620 HX Base Yr



729 N FLETCHER AVE A&B, 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	248,445
TOTAL MARKET OB/XF VALUE	349
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	573,794
SOH/AGL Deduction	20,829
ASSESSED VALUE	552,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	552,965
TOTAL JUST VALUE	573,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060934	REMODEL	2,000	05/01/2006
20060787	REPAIR/RRF	3,500	04/17/2006
20060746	REPAIR/RRF	2,493	04/13/2006
19984164	ADDITION	8,000	08/14/1998
7353	REPAIR/RRF	400	10/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2856/691	3/25/2026	WD	Q	I	01	700,000
GRANTOR: GREENWALD LORRAINE						
GRANTEE: 729 N FLETCHER AVE						
2498/1671	9/22/2021	WD	Q	I	01	595,000
GRANTOR: HUGHES SUSAN E F/K/A						
GRANTEE: GREENWALD LORRAINE						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W30 S27 PTO=[YR=1993] S8 E13 UOP=[YR=1993] E23 N20 W6 S12 W17 S8 $ N8 W13 $ E30 N27 $ PTR= E15
BAS=[YR=1993] E30 S15 UOP=[YR=1993] E6 S20 W23 N8 E17 N12 $ S12 W30 N27 $ 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
1	1243	WD DECK F	0	0	6	8	48.00	SF	3.20	3.20	100	2002	2002	3	20	31	
2	1243	WD DECK F	0	0	8	7	56.00	SF	3.20	3.20	100	2002	2002	3	20	36	
3	1241	WD DECK G	0	0	17	4	68.00	UT	11.50	11.50	100	2006	2006	3	36	282	

LAND DESCRIPTION

TOTAL OB/XF 349

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	0	0006	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 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS