

LOT 191
IN OR 2426/1347
GA FDNA BEACH 2 UNR

BEACHSIDE 727 LLC
1441 N FLETCHER AVE #U&D
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0191-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
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	840	100	1993	840	109,508
HXB	840	100	1993	840	109,508
HXP	84	30	1993	25	3,260
HXP	168	30	1993	50	6,518
HXU	84	55	1993	46	5,997
UOP	84	20	1993	17	2,216
UOP	168	20	1993	34	4,433
UST	84	45	1993	38	4,954

TOTALS	2,352			1,890	246,393
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	1241	WD DECK G	0	0	14	4	56.00	UT	11.50
4	1241	WD DECK G	0	0	14	4	56.00	UT	11.50
5	1242	WD DECK A	0	0	10	10	100.00	SF	10.00
6	1241	WD DECK G	0	0	8	8	64.00	UT	17.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,890	113.6800	158.02	298,658	1956	1990		0	0	17.50	82.50	
1 DUPLEX 0% - 0 Heated Area: 1680 HX Base Yr													
UOP 1993 UST 1993 APT 1993 HXP 1993 HXU 1993 HXB 1993													

727 N FLETCHER AV	U&D, FERNANDINA BEACH	BLD DATE		LGL DATE	
		XF DATE		LAND DATE	03/20/2026
		INC DATE		AG DATE	MLU

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
3	1241	WD DECK G	0	0	14	4	56.00	UT	11.50	11.50	100	1985	1985	3	20	129	
4	1241	WD DECK G	0	0	14	4	56.00	UT	11.50	11.50	100	1985	1985	3	20	129	
5	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2000	2000	3	20	200	
6	1241	WD DECK G	0	0	8	8	64.00	UT	17.25	17.25	100	2004	2004	3	30	331	

TOTAL OB/XF														789			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		246,393			
TOTAL MARKET OB/XF VALUE		789			
TOTAL LAND VALUE - MARKET		325,000			
TOTAL MARKET VALUE		572,182			
SOH/AGL Deduction		20,546			
ASSESSED VALUE		551,636			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		551,636			
TOTAL JUST VALUE		572,182			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		501,487			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002830	ADD 8'DECK TO EXI	1,200	05/01/2000
6361B	REPAIR/RRF	2,200	02/08/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2426/1347	1/21/2021	WD	U	I	11	100	
GRANTOR: EVANS JOHN RUSSELL SR							
GRANTEE: BEACHSIDE 727 LLC							
2387/1156	8/25/2020	WD	Q	I	01	361,000	
GRANTOR: RINTOUL JAMES N							
GRANTEE: EVANS JOHN RUSSELL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=1993] W14 UOP=[YR=1993] W14 S6 APT=[YR=1993] S30 UOP=[YR=1993] S6 E28 N6 W28 \$ E28 N30 W28 \$ E14 N6 \$ S6 E14 N6 \$ PTR= E15 HXP=[YR=1993] E14 HXU=[YR=1993] E14 S6 HXB=[YR=1993] S30 HXP=[YR=1993] S6 W28 N6 E28 \$ W28 N30 E28 \$ W14 N6 \$ S6 W14 N6 \$ W15 \$.									