

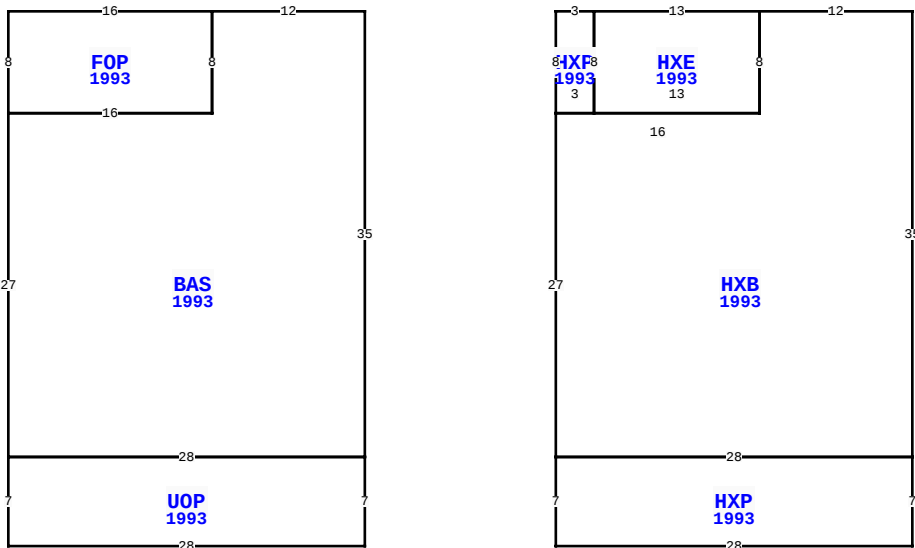
LOT 192
IN OR 2497/484
GA FDNA BEACH 2 UNR

BEACHSIDE 725 LLC
1441 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0192-0000



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	15	CONC BLOCK 50	2700	01	1,930	100.9400	140.31	270,798	1957	1990	0	0	17.50	82.50	VALUATION BY STANDARD														
Exterior Wall	23	REINF CONC 50	1 DUPLEX 0% - 0 Heated Area: 1787 HX Base Yr												Tax Group: 2 Tax Dist:														
Roof Structure	03	GABLE/HIP 100													BUILDING MARKET VALUE 223,408														
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE 358														
Interior Wall	04	PLYWOOD 50													TOTAL LAND VALUE - MARKET 325,000														
Interior Wall	05	DRYWALL 50													TOTAL MARKET VALUE 548,766														
Interior Floor	12	HARDWOOD 50													SOH/AGL Deduction 21,306														
Interior Floor	14	CARPET 50													ASSESSED VALUE 527,460														
Air Condition	02	WINDOW 100													TOTAL EXEMPTION VALUE 0														
Heating Type	02	CONVECTION 100													BASE TAXABLE VALUE 527,460														
Bedrooms	4	100													TOTAL JUST VALUE 548,766														
Bathrooms	2	100													NCON VALUE 0														
Frame	03	MASONRY 100													INCOME VALUE														
Stories	2.	2. 100													PREVIOUS YEAR MKT VALUE 479,509														
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality 03 Quality Level 03															PERMIT NUM DESCRIPTION AMT ISSUED														
DOR CODE 0800 MULTI-FAMILY															20090633 REROOF W/30YR SHN 1,950 05/22/2009														
MAP NUM MKT AREA 01															19990444 REPAIR EXT.WALLS 800 05/17/1999														
NEIGHBORHOOD/LOC 1041.00															5050 ENCLOSE PORCH 550 10/13/1988														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																							
BAS	852	100	1993	852	98,624	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																							
FOP	128	30	1993	38	4,399	2497/0484 9/16/2021 WD U I 11 100																							
HXB	852	100	1993	852	98,624	GRANTOR: EVANS JOHN R & AMY D																							
HXE	104	80	1993	83	9,608	GRANTEE: BEACHSIDE 725 LLC																							
HXP	24	30	1993	7	810	2466/1145 6/01/2021 SW Q I 02 320,000																							
HXP	196	30	1993	59	6,829	GRANTOR: FIN HOMES LLC																							
UOP	196	20	1993	39	4,514	GRANTEE: EVANS JOHN R & AMY																							
TOTALS 2,352 1,930 223,408					BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2026 MLU																								
EXTRA FEATURES															BUILDING NOTES														
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														
4	1241	WD DECK G	0	0	15	4		60.00	UT	11.50				179															
5	1241	WD DECK G	0	0	15	4		60.00	UT	11.50				179															
LAND DESCRIPTION															TOTAL OB/XF 358														
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	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																													