LOT 195 & 196
IN OR 615 PG 617
GA FDNA BEACH 2 UNR

PANIDES WALLACE C L/E/
639 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0195-0000

BUILDING CHARACTERISTICS

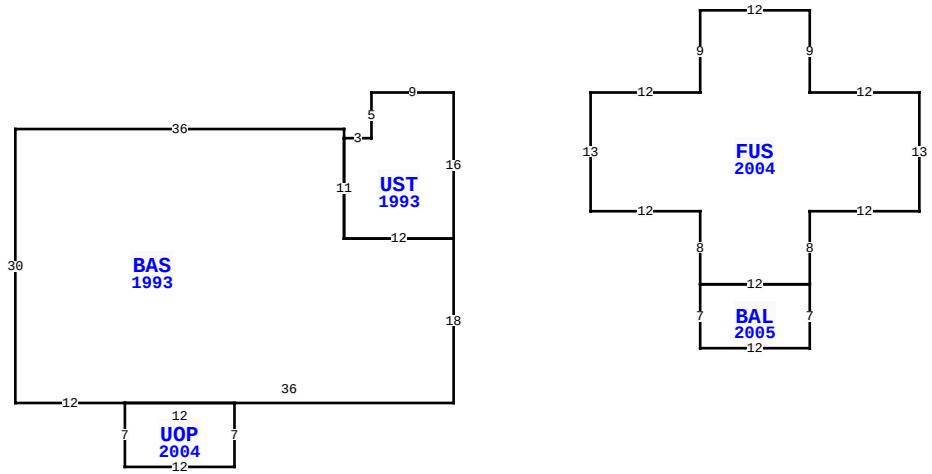
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 60
Interior Wall	05	DRYWALL 40
Interior Floo	05	ASPH TILE 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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
BAL	84	15	2005	13	1,505
BAS	1,296	100	1993	1,296	149,980
FUS	672	100	2004	672	77,768
UOP	84	20	2004	17	1,967
UST	177	45	1993	80	9,258
TOTALS	2,313			2,078	240,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,078	103.2920	143.58	298,359	1956	1985	0	0	0	19.40	80.60

1 SNGL FAM 100% - 0 Heated Area: 1968 HX Base Yr 1991



639 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		240,477
TOTAL MARKET OB/XF VALUE		395
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		890,872
SOH/AGL Deduction		708,358
ASSESSED VALUE		182,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,103
TOTAL JUST VALUE		890,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090421	REROOF-TORCHDOWN	1,000	04/06/2009
20090387	REPLACE ROTTEN WO	1,000	03/27/2009
20034009	REWIRE DOWNSTAIRS	1,000	10/15/2003
20021786	NEW ELEC FIXTURES	1,000	10/15/2002
20021504	ADD PORTICO TO FR	1,000	09/03/2002
20020881	REPLACE ROOF	12,000	05/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/619	6/04/2024	LE	U	I	11	100
GRANTOR: PANIDES WALLACE C						
GRANTEE: KEYSER CRISTINA MAR						
0615/0617	12/28/1990	WD	Q	I		58,600
GRANTOR: MCCAIN ALTO D						
GRANTEE: PANIDES WALLACE C						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W9 S5 W3 BAS=[YR=1993] N1 W36 S30 E12
UOP=[YR=2004] S7 E12 N7 W12 $ E36 N18 W12 N11 $ S11 E12 N16
$ PTR= E15 FUS=[YR=2004] E12 N9 E12 S9 E12 S13 W12 S8
BAL=[YR=2005] S7W12N7E12$ W12 N8 W12 N13 $ 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
2	0820	WOOD WALK	0	100	12	7	84.00	SF	11.75	11.75	100	2005	2005	3	40	395	

TOTAL OB/XF 395

LAND DESCRIPTION

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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/09/2026 BY SYS