LOT 197
IN OR 2365/47
GA FDNA BEACH #2 UNR

HENRICI JONATHAN P
637 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0197-0000

BUILDING CHARACTERISTICS

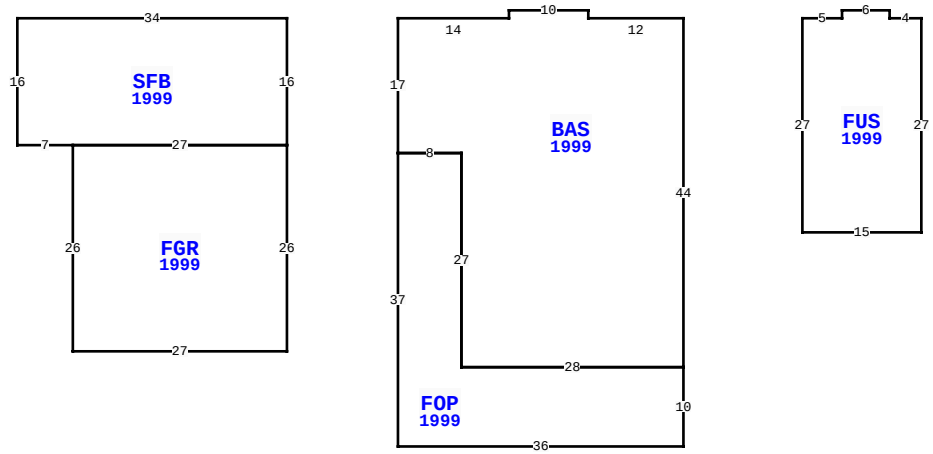
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	07	SPECIAL 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAS	1,378	100	1999	1,378	203,916
FGR	702	55	1999	386	57,120
FOP	576	30	1999	173	25,601
FUS	411	100	1999	411	60,820
SFB	544	80	1999	435	64,371
TOTALS	3,611			2,783	411,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,783	121.6656	169.12	470,661	1999	2000	0	0	0	12.50	87.50

1 SNGL FAM 0% - 2024 Heated Area: 2224 HX Base Yr



637 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	411,828
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	736,828
SOH/AGL Deduction	8,846
ASSESSED VALUE	727,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	727,982
TOTAL JUST VALUE	736,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	661,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131309	REPSID	4,000	06/10/2013
20122524	NEW METAL ROOF	24,911	12/17/2012
983732	NEW CONSTR	200,000	05/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/0047	5/14/2020	WD	U	I	11	100
GRANTOR: HENRICI PHILIP R						
GRANTEE: HENRICI JONATHAN P						
0740/0436	9/27/1995	WD	Q	V		25,000
GRANTOR: COURSON AUSTIN						
GRANTEE: HENRICI PHILIP R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 N1 W10 S1 W14 S17 FOP=[YR=1999] S37 E36 N10 W28 N27 W8 $ E8 S27 E28 N44 $ PTR= E15 FUS=[YR=1999] E5 N1 E6 S1 E4 S27 W15 N27 $ W15 $ PTR= W50 SFB=[YR=1999] W34 S16 E7 FGR=[YR=1999] S26 E27 N26 W27 $ E27 N16 $ E50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS