

LOT 199
IN OR 2862/232
GA FDNA BEACH 2 UNR

WILLIAMS JOHN L & KELLY E
85212 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0199-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 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	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
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	480	100	1997	480	74,022
HXB	57	100	1997	57	8,790
HXB	813	100	1997	813	125,375
HXB	1,350	100	1997	1,350	208,187
HXP	32	30	1997	10	1,542
HXY	360	15	1997	54	8,327
TOTALS	3,092			2,764	426,243

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	01	2,764	123.3600	169.00	467,116	1997	2007	0	0	0	8.75 91.25
1 TRI PLEX		85% - 2020		Heated Area: 2700				HX Base Yr 2020			

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		426,243	
TOTAL MARKET OB/XF VALUE		2,648	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		753,891	
SOH/AGL Deduction		249,418	
ASSESSED VALUE		504,473	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		453,062	
TOTAL JUST VALUE		753,891	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		678,454	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051772	REMODEL	2,000	05/11/2005
20051335	DEMOLITION	1,000	03/01/2005
20011890	REMODEL	1,700	01/06/2000
19983677	XFOB	2,000	05/05/1998
2010146B	NEW CONSTR	101,308	11/18/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2862/232	4/20/2026	WD	Q	I	01
GRANTOR: CHINSKI KELLI L & MAT					
GRANTEE: WILLIAMS JOHN L & K					
2278/1911	5/24/2019	WD	Q	I	01
GRANTOR: GOODWIN DEBRA M					
GRANTEE: CHINSKI KELLI L & M					

EXTRA FEATURES							627 N FLETCHER AVE AB&C, FERNANDINA BEACH				INC DATE		AG DATE				
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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
4	1242	WD DECK A	0	100	19	22	418.00	SF	10.00	10.00	100	2002	2002	3	20	836	
5	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2002	2002	3	20	192	