LOT 205
IN OR 2263/1199
GA FDNA BEACH 2 UNR

PATE GARY E & DENA J
PO BOX 893
CALLAHAN, FL 32011

**2026**

**00-00-31-134B-0205-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 70 |
| Exterior Wall | 23 | REINF CONC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 06 | CUST PANEL 30 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

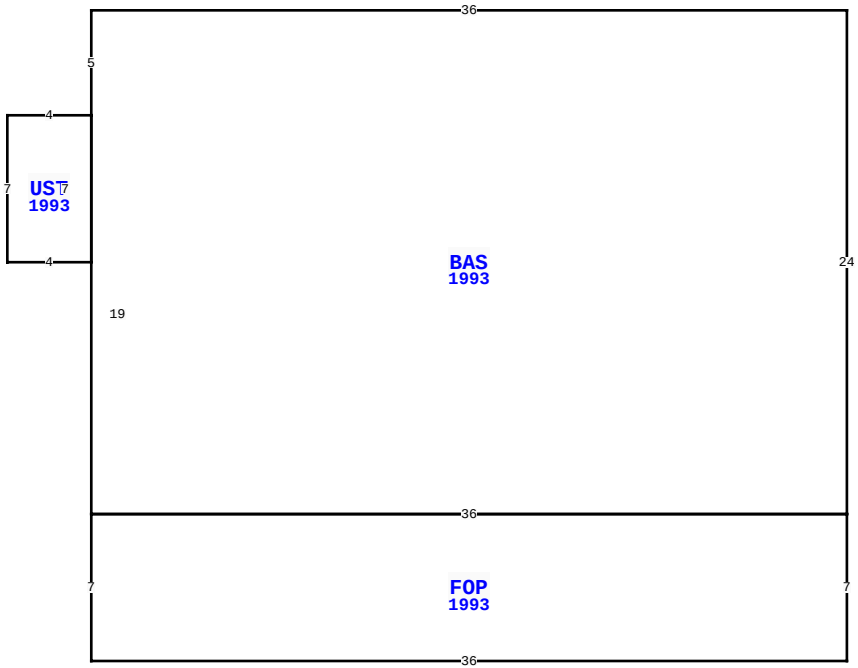
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1041.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | 1993 | 864 | 92,117 |
| FOP | 252 | 30 | 1993 | 76 | 8,103 |
| UST | 28 | 45 | 1993 | 13 | 1,386 |
| TOTALS | 1,144 | | | 953 | 101,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 953 | 131.0202 | 137.57 | 131,104 | 1955 | 1980 | 0 | 0 | 0 | 22.50 | 77.50 |

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr




531 N FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 101,606 |
| TOTAL MARKET OB/XF VALUE | 146 |
| TOTAL LAND VALUE - MARKET | 325,000 |
| TOTAL MARKET VALUE | 426,752 |
| SOH/AGL Deduction | 27,960 |
| ASSESSED VALUE | 398,792 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 398,792 |
| TOTAL JUST VALUE | 426,752 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 362,538 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110714 | 200 AMP UG SERVIC | 1,200 | 05/11/2011 |
| 20091388 | H/AC | 3,000 | 10/12/2009 |
| 20081480 | REROOF W/30YR SHN | 3,900 | 09/24/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2263/1199 | 3/22/2019 | WD | Q | I | 01 | 300,000 |
| GRANTOR: VILLA JUNE A REVOCABL | | | | | | |
| GRANTEE: PATE GARY E & DENA | | | | | | |
| 2113/0120 | 4/07/2017 | WD | Q | I | 01 | 285,000 |
| GRANTOR: THRIFT CLIFFORD B | | | | | | |
| GRANTEE: VILLA JUNE A REVOCA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 S5 UST=[YR=1993] W4 S7 E4 N7 $ S19
FOP=[YR=1993] S7 E36 N7 W36 $ E36 N24 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0350 | CARPORT WD | 0 | 0 | 4 | 14 | 56.00 | SF | 13.00 | 13.00 | 100 | 1995 | 1995 | 3 | 20 | 146 | |

## LAND DESCRIPTION

TOTAL OB/XF 146

| 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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS