LOT 209
IN OR 2000/926
GA FDNA BEACH 2 UNR

LADD KAREN A
523 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0209-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

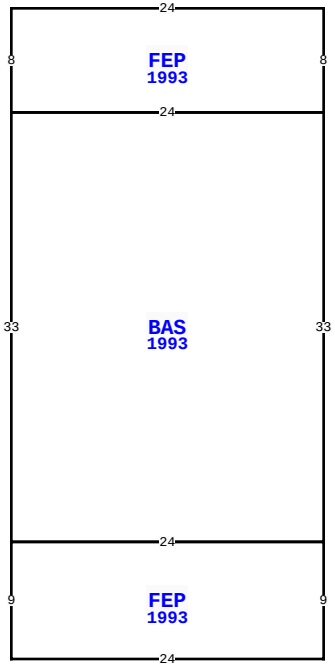
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	79,527
FEP	192	80	1993	154	15,464
FEP	216	80	1993	173	17,372
TOTALS	1,200			1,119	112,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,119	99.6400	138.50	154,982	1938	1985	0	0	0	27.50	72.50

1 SNGL FAM 100% - 0 Heated Area: 792 HX Base Yr



523 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		112,362
TOTAL MARKET OB/XF VALUE		4,065
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		603,927
SOH/AGL Deduction		519,420
ASSESSED VALUE		84,507
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		28,096
TOTAL JUST VALUE		603,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042298	REROOF W/45YR SHN	2,000	12/08/2004
7978	REPAIR/RRF	1,800	11/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/0926	9/02/2015	FJ	U	I	11	100
GRANTOR: CARPENTER ROBERT A ES						
GRANTEE: LADD KAREN A						
0665/1539	8/28/1992	WD	Q	I	06	25,000
GRANTOR: WRIGHT SUSAN C						
GRANTEE: CARPENTER ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W24 S8 BAS=[YR=1993] S33 FEP=[YR=1993] S9 E24 N9 W24 $ E24 N33 W24 $ E24 N8 $.

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	0510	GARAGE WD-	0	100	26	22	572.00	SF	35.00	35.00	100	1970	1970	3	20	4,004	
2	0819	CONC 12"	0	100	8	4	32.00	SF	9.50	9.50	100	1938	1938	3	20	61	

LAND DESCRIPTION

TOTAL OB/XF 4,065

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	487,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 487,500 Market: 0 Agricultural: 0 Common: 487,500 PRINTED 07/09/2026 BY SYS