LOT 210
IN OR 1998/1396
GA FDNA BEACH =2 UNR

WOODS SEAN P & JEAN L
437 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0210-0000

BUILDING CHARACTERISTICS

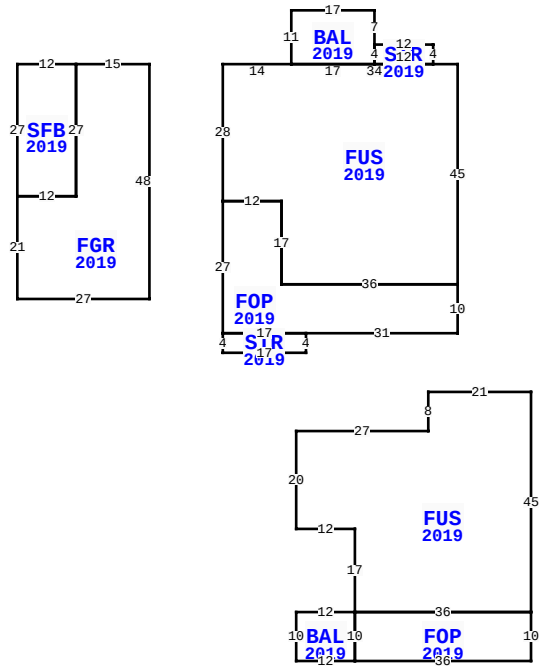
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
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	120	15	2019	18	3,618
BAL	187	15	2019	28	5,629
FGR	972	55	2019	535	107,555
FOP	360	30	2019	108	21,712
FOP	684	30	2019	205	41,213
FUS	1,740	100	2019	1,740	349,805
FUS	1,956	100	2019	1,956	393,230
SFB	324	80	2019	259	52,069
STR	48	10	2019	5	1,006
STR	68	10	2019	7	1,408
TOTALS	6,459			4,861	977,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,861	124.4016	206.51	1,003,845	2019	2019	0	0	0	2.65	97.35

1 SFR CUST 100% - 2020 Heated Area: 3955 HX Base Yr 2020



437 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		977,243
TOTAL MARKET OB/XF VALUE		3,430
TOTAL LAND VALUE - MARKET		487,500
TOTAL MARKET VALUE		1,468,173
SOH/AGL Deduction		421,209
ASSESSED VALUE		1,046,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		995,553
TOTAL JUST VALUE		1,468,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,340,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190023	CO ISSUED	0	02/15/2019
20190023	NEW CONSTR	0	02/15/2019
20070094	DEMOLITION	8,845	01/19/2007
8059	REPAIR/RRF	1,915	12/27/1993
5125	REPAIR/RRF	3,000	12/07/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/1396	8/21/2015	WD	Q	V	01	300,000
GRANTOR: A & R BEACHFRONT PROP						
GRANTEE: WOODS SEAN P & JEAN						
1444/1635	9/15/2006	WD	U	I		325,000
GRANTOR: BOYD EVELYN J						
GRANTEE: A & R BEACHFRONT PR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W15 SFB=[YR=2019] W12 S27 E12 N27$ S27 W12 S21 E27 N48$ PTR=E15 FUS=[YR=2019] E14 BAL=[YR=2019] N11 E17 S7 STR=[YR=2019] E12 S4 W12 N4$ S4 W17$ E34 S45 FOP=[YR=2019] S10 W31 STR=[YR=2019] S4 W17 N4 E17$ W17 N27 E12 S17 E36$ W36 N17 W12N28$ W15$ PTR=E30 S75 FUS=[YR=2019] E27 N8 E21 S45 FOP=[YR=2019] S10 W36 BAL=[YR=2019] W12 N10 E12 S10$ N10 E36$ W36 N17 W12 N20$ W30 N75$.

EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

LAND DESCRIPTION

TOTAL OB/XF 3,430

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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