LOT 215 (EX S-1)
GA FDNA BEACH 2 UNR

EQUITY TRUST COMPANY CUSTODIAN FBO 427 FLETCHER LL
255 PARK CIR
GOLDEN, CO 80401

2026

00-00-31-134B-0215-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

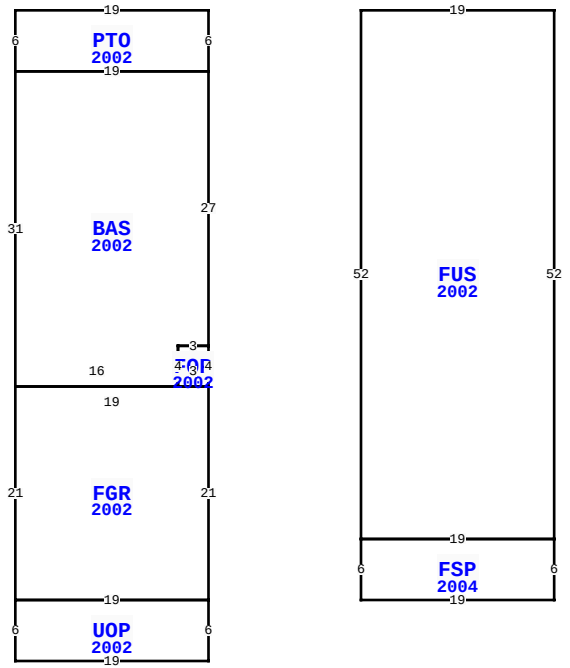
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	577	100	2002	577	97,799
FGR	399	55	2002	219	37,120
FOP	12	30	2002	4	678
FSP	114	40	2004	46	7,797
FUS	988	100	2002	988	167,461
PTO	114	5	2002	6	1,017
UOP	114	20	2002	23	3,898
TOTALS	2,318			1,863	315,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,863	182.3976	191.52	356,802	2002	2002	0	0	0	11.50	88.50

1 TOWNHOUSE 0% - 2026 Heated Area: 1565 HX Base Yr



427 N FLETCHER AVE B, 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	315,770
TOTAL MARKET OB/XF VALUE	2,133
TOTAL LAND VALUE - MARKET	162,500
TOTAL MARKET VALUE	480,403
SOH/AGL Deduction	0
ASSESSED VALUE	480,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,403
TOTAL JUST VALUE	480,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101160	RESTUCCO WALLS	8,000	07/16/2010
20020893	H/AC	4,000	05/24/2002
011225	NEW CONSTR	228,000	05/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2815/877	9/12/2025	WD	U	I	37	250,000
GRANTOR: BRANNIGAN QUEEN LOVIE						
GRANTEE: EQUITY TRUST COMPAN						
1968/1709	3/20/2015	TD	U	I	11	100
GRANTOR: BRANNIGAN LOVIE REVOC						
GRANTEE: BRANNIGAN QUEEN LOV						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W19 S6 BAS=[YR=2002] S31 FGR=[YR=2002] S21 UOP=[YR=2002] S6 E19 N6 W19 $ E19 N21 FOP=[YR=2002] N4 W3 S4 E3 $ W19 $ E16 N4 E3 N27 W19 $ E19 N6 $ PTR= E15 FUS=[YR=2002] E19 S52 FSP=[YR=2004] S6 W19 N6 E19 $ W19 N52 $ W15 $.

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	1131	REINFR 8	0	0	56	5	280.00	SF	6.30	6.30	100	2002	2002	3	94	1,658	
4	1243	WD DECK F	0	0	3	3	9.00	SF	8.00	8.00	100	2002	2002	3	20	14	
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2007	2007	3	24	461	

LAND DESCRIPTION

TOTAL OB/XF 2,133

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	0	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	162,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 162,500 Market: 0 Agricultural: 0 Common: 162,500 PRINTED 07/09/2026 BY SYS