

LOT 223
IN OR 2470/419
BEING PT OF PARCEL 2

FELLETTER JOHN P & BRENDA J
20 RIVER RD
COS COB, CT 06807

2026

00-00-31-134B-0223-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	23	REINF CONC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units		0 100
BUD\$ Adjustme	02	DIST FB 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	399	100	1993	399	61,830
APT	600	100	1993	600	92,977
APT	744	100	1993	744	115,292
APT	744	100	1993	744	115,292
BAS	600	100	1993	600	92,977
FOP	32	30	1993	10	1,550
FOP	320	30	1993	96	14,876
SFB	96	80	2017	77	11,932
STR	76	10	2017	8	1,239
UOP	24	20	2017	5	775
TOTALS	3,635			3,283	508,740

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	700
4	1241	WD DECK G	0	0	0	0	344.00	UT	15.53	15.53	1,068
5	1241	WD DECK G	0	0	0	0	111.00	UT	15.53	15.53	345

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2801	11	3,283	129.4587	172.18	565,267	1956	2005	0	0	10.00	90.00
1 QUAD PLEX 0% - 0 Heated Area: 3164 HX Base Yr											

337 N FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 2,113											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		508,740	
TOTAL MARKET OB/XF VALUE		2,113	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		835,853	
SOH/AGL Deduction		8,096	
ASSESSED VALUE		827,757	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		827,757	
TOTAL JUST VALUE		835,853	
NCON VALUE		0	
INCOME VALUE		752,506	
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9913-B	XFOB	5,000	07/09/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2470/0419	6/10/2021	WD Q	Q	I	01	835,900	
GRANTOR: MOORE EILEEN S REV TR							
GRANTEE: FELLETTER JOHN P &							
1899/1322	1/28/2014	WD U	I	I	11	100	
GRANTOR: MOORE EILEEN SHANNON							
GRANTEE: MOORE EILEEN SHANNO							

BUILDING NOTES											
BUILDING DIMENSIONS											
APT=[YR=1993] W20 BAS=[YR=1993] W20 S30 FOP=[YR=1993] S8 E40 N8 W40 \$ E20 N30 \$ S30 E20 N30 \$ PTR= E15 APT=[YR=1993] E9 STR=[YR=2017] N12 E13 S4 SFB=[YR=2017] E5 S8 APT=[YR=1993] E13 S38 W18 FOP=[YR=1993] W4 N8 E4 S8\$ N8 W2 N30 E7\$ W7 UOP=[YR=2017] W8 N3 E8 S3 \$ N3 W8 N5 E10\$ W10 S8 W3\$ E11 S30 W2 S8 W18 N38 \$ W15 \$ PTR= N15 APT=[YR=1993] N19 W21 S19 E21 \$ S15 \$.											