LOT 224
IN OR 2224/1171
GA FDNA BEACH 2 UNR

PAULS MARTIN A & DEBORAH A
335 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0224-0000

BUILDING CHARACTERISTICS

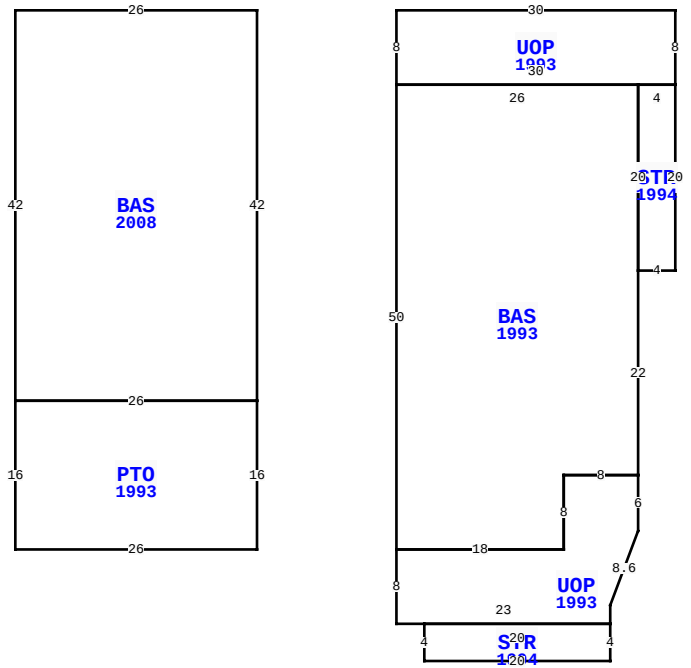
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,236	100	1993	1,236	165,606
BAS	1,092	100	2008	1,092	146,312
PTO	416	5	1993	21	2,814
STR	80	10	1994	8	1,072
STR	80	10	1994	8	1,072
UOP	240	20	1993	48	6,431
UOP	254	20	1993	51	6,833
TOTALS	3,398			2,464	330,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	113.4000	157.63	388,400	1945	1995	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2020 Heated Area: 2328 HX Base Yr 2020



BLD DATE			LGL DATE		
XF DATE	04/23/2009	RK	LAND DATE	03/20/2026	MLU
INC DATE			AG DATE		

335 N FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		330,140
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		655,140
SOH/AGL Deduction		363,312
ASSESSED VALUE		291,828
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,417
TOTAL JUST VALUE		655,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071455	H/AC	2,200	08/06/2007
20071415	REMODEL	2,800	07/31/2007
20071425	REMODEL	5,000	07/31/2007
20071212	REMODEL	10,000	06/28/2007
20070559	XFOB	2,400	04/10/2007
19984250	REMODEL	3,500	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1171	8/07/2018	WD	U	I	12	325,000
GRANTOR: PRETIUM MORTGAGE ACQ						
GRANTEE: PAULS MARTIN A & DE						
2146/0423	9/08/2017	QC	U	I	11	100
GRANTOR: CWMBS INC ALTERNATIVE						
GRANTEE: PRETIUM MORTGAGE AC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W26 S42 PTO=[YR=1993] S16 E26 N16 W26 $ E26 N42$ PTR= E15 UOP=[YR=1993] E30 S8 STR=[YR=1994] S20 W4 BAS=[YR=1993] S22 UOP=[YR=1993] S6 D8 L3 S2 STR=[YR=1994] S4 W20 N4 E20$ W23 N8 E18 N8 E8$ W8 S8 W18 N50 E26 S20$ N20 E4$ W30 N8$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS