LOT 256
IN OR 2587/16
GA FDNA BEACH 2 UNR

WHITE DAVID KEITH & MARY P
344 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0256-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

644 TARPON 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	325,000
SOH/AGL Deduction	33,500
ASSESSED VALUE	291,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,500
TOTAL JUST VALUE	325,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0097	SFR H2633	558,048	04/10/2025
2024-0097	SINGLE FAMILY NEW	558,049	09/18/2024
20052219	DEMOLITION	10,000	07/14/2005
20021144	REMODEL	2,000	07/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/0016	8/26/2022	WD	Q	V	01	330,000
GRANTOR: CROW CYNTHIA A &						
GRANTEE: WHITE DAVID KEITH &						
2575/1942	7/05/2022	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: CROW CYNTHIA A & CA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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 03/20/2026 BY MLU Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS