BLOCK 5 LOT 4 & N15 FT OF 5
OCEAN CITY N PB 2/38

DOUGLAS ROBERT GLENN
649 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1520-0005-0040

BUILDING CHARACTERISTICS

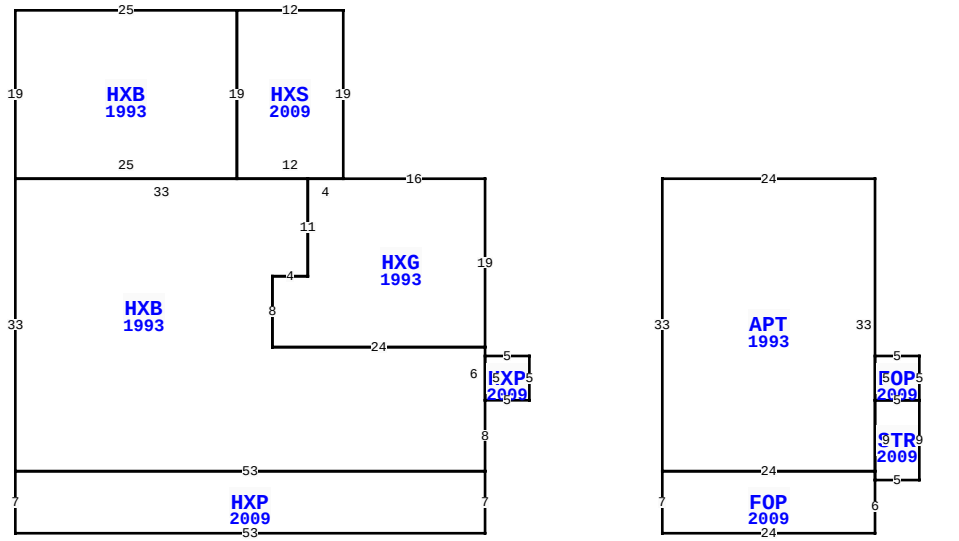
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	792	100	1993	792	96,055
FOP	25	30	2009	8	970
FOP	168	30	2009	50	6,065
HXB	475	100	1993	475	57,609
HXB	1,337	100	1993	1,337	162,154
HXG	412	55	1993	227	27,531
HXP	25	30	2009	8	970
HXP	371	30	2009	111	13,463
HXS	228	40	2009	91	11,036
STR	45	10	2009	4	485
TOTALS	3,878			3,103	376,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,103	110.7680	153.97	477,769	1948	1980	0	0	0	21.23	78.77

1 DUPLEX 70% - 2024 Heated Area: 2604 HX Base Yr 2024



649 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 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		376,339
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		765,000
TOTAL MARKET VALUE		1,141,339
SOH/AGL Deduction		254,614
ASSESSED VALUE		886,725
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		835,314
TOTAL JUST VALUE		1,141,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		936,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062589	REPLACE STAIRCASE	1,500	11/21/2006
20041908	REROOF W/30YR SHN	4,000	10/19/2004
20041257	REROOF FLAT PORTI	2,000	07/08/2004
20012098	H/AC	4,000	09/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/0460	3/28/2019	LE	U	I	11	100
GRANTOR: DOUGLAS JAMES L						
GRANTEE: DOUGLAS ROBERT GLEN						
2260/0531	3/05/2019	LE	U	I	11	100
GRANTOR: DOUGLAS JAMES LOCKE						
GRANTEE: DOUGLAS ROBERT GLEN						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1993] W16 HXS=[YR=2009] N19W12 HXB=[YR=1993] W25S19
HXB=[YR=1993] S33 HXP=[YR=2009] S7E53N7W53$E53N8
HXP=[YR=2009] E5N5W5S5$N6 W24N8E4N11 W33 $ E25 N19$
S19E12$W4S11 W4 S8E24N19$ PTR=E20 APT=[YR=1993] S33
FOP=[YR=2009] S7E24N6 STR=[YR=2009] E5N9 FOP=[YR=2009]
N5W5S5E5$W5S9$N1W24$ E24N33W24$ W20$.

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	000800	C	MULTI-FAMILY	100	0006	R-1	90.00	100.00	90.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	765,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 765,000 Market: 0 Agricultural: 0 Common: 765,000 PRINTED 07/09/2026 BY SYS