

NOLAN PETER G & JOANN
705 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1520-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	06	CUST PANEL 20			
Interior Floo	15	HARDTILE 60			
Interior Floo	12	HARDWOOD 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE 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
BAS	1,320	100	1993	1,320	113,134
BAS	105	100	2008	105	8,999
BAS	195	100	2008	195	16,713
DCK	432	10	2008	43	3,686
FOP	90	30	2008	27	2,314
FOP	94	30	2008	28	2,400
FOP	96	30	2008	29	2,486
FUS	810	100	1993	810	69,424
FUS	180	100	2008	180	15,428
FUS	450	100	2008	450	38,569
TOTALS	3,772			3,187	273,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	01	3,187	129.0760	214.27	682,878	1938	2005		0	50	10.00	40.00

1 SFR CUST 0% - 0
Heated Area: 3060 HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	273,151		
TOTAL MARKET OB/XF VALUE	9,963		
TOTAL LAND VALUE - MARKET	637,500		
TOTAL MARKET VALUE	920,614		
SOH/AGL Deduction	0		
ASSESSED VALUE	920,614		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	920,614		
TOTAL JUST VALUE	920,614		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,091,208		

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	0510	GARAGE WD-	0	0	26	24		SF	35.00		1997	1997	3	23	5,023	
4	1241	WD DECK G	0	0	10	30		UT	15.53		2000	2000	3	26	1,211	
5	1126	CB/STC 8"	0	0	19	6		SF	8.00		2000	2000	3	75	684	
10	0500	FP-PRE FAB	0	0	0	0		UT	3,500.00		2005	2005	3	87	3,045	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-1	75.00	97.00		FF		1.00	1.00	1.00	8,500.00	8,500.00	637,500						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q I	V I	RSN CD	SALE PRICE
1885/0080	10/09/2013	WD Q	I		02	740,000

GRANTOR:NORTON WILLIAM B & LY
GRANTEE:NOLAN PETER G & JOA
1130/0945 4/17/2003 WD Q I 400,000
GRANTOR:FREY JO LEE
GRANTEE:NORTON WILLIAM B &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 S10 BAS=[YR=1993] W30 S8 W15 S12
BAS=[YR=2008] S7 E15 N7 W15\$ E15 S7 E30 N2 E15 N22 W15 N3\$ S3
E15 N13\$ PTR= E15 FUS=[YR=2008] E15 FUS=[YR=1993] N9 E30
FUS=[YR=2008] N4 FOP=[YR=2008] N9 E16 S4 W10 S5 W6 \$ E6 N5
E10 DCK=[YR=2008] N12 E4 S52 W60 N4 FOP=[YR=2008] W5 N6 E15
S6 W10 \$ E56 N36 \$ S30 FOP=[YR=2008] S6 W16 N6 E16 \$ W16 N21
\$ S27 W30 N18 \$ S12 W15 N12 \$ W15 \$.

REVIEW DATE 01/01/2023 BY CD

Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500

PRINTED 07/09/2026 BY SYS