BLOCK 192 LOT 4
CITY OF FDNA BEACH

NOLAN PAUL J & HEATHER L
4167 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0192-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

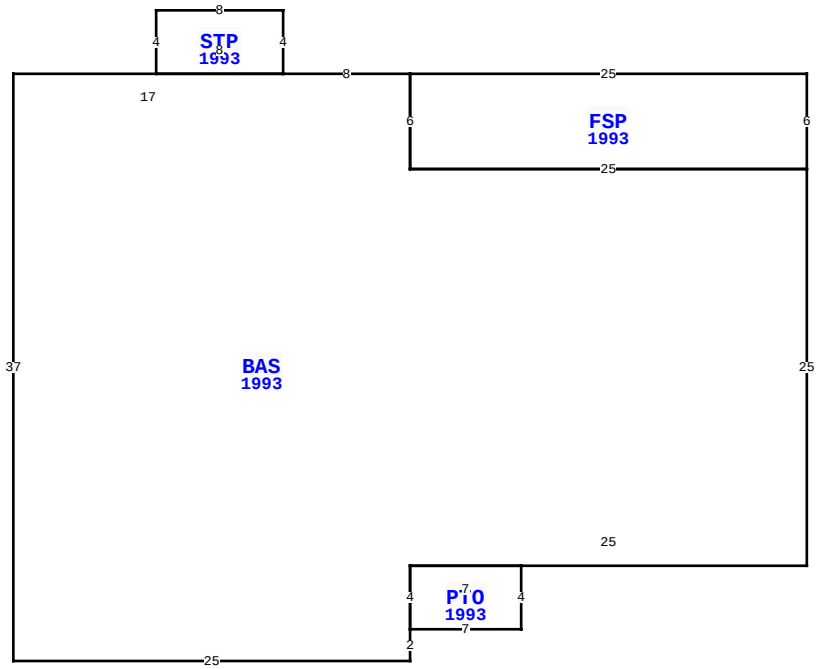
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1993	1,550	188,379
FSP	150	40	1993	60	7,292
PTO	28	5	1993	1	122
STP	32	10	1993	3	365
TOTALS	1,760			1,614	196,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,614	134.1963	140.91	227,429	1973	2010	0	0	0	13.75	86.25

1 SINGLE FAM 0% - 2023 Heated Area: 1550 HX Base Yr



1332 S 5TH ST, FERNANDINA BEACH

BLD DATE	03/26/2015	KK	LGL DATE		
XF DATE			LAND DATE	04/24/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	196,158
TOTAL MARKET OB/XF VALUE	4,375
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	400,533
SOH/AGL Deduction	54,212
ASSESSED VALUE	346,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,321
TOTAL JUST VALUE	400,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1430	4/27/2022	WD	Q	I	01	374,000
GRANTOR: DWORETZKY ANNE KATHER						
GRANTEE: NOLAN PAUL J & HEAT						
1646/0851	10/28/2009	WD	Q	I	01	157,000
GRANTOR: WALL JAMES N & BRENDA						
GRANTEE: DWORETZKY ANNE KATH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W25 BAS=[YR=1993] W8 STP=[YR=1993] N4W8S4E8$ W17S37 E25 N2 PTO=[YR=1993] E7N4W7S4$ N4E25N25 W25N6$ S6E25N6$.

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
1	0510	GARAGE WD-	0	0	25	25	625.00	SF	35.00	35.00	100	1980	1980	3	20	4,375	

LAND DESCRIPTION

TOTAL OB/XF 4,375

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	0006	RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS