

NORTHERLY 1/2 OF LOT 40 &
SOUTHERLY 1' OF LOT 41
IN OR 1953/1053

SOUTH FLETCHER LAND TRUST/CAMCAM MANAGEMENT LLC TR
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1020-0040-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	828	82,517
FGR	432	55	238	23,719
FOP	152	30	46	4,585
FOP	152	30	46	4,585
FUS	1,368	100	1,368	136,333
TOTALS	2,932		2,526	251,738

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0	0	0	0	1,890.00	SF	6.50	6.50	100	2003	2003	3	84	10,319	

LAND DESCRIPTION			TOTAL OB/XF 10,319														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0	0006	R-3	26.00	184.00	26.00	FF		1.00	1.00	1.50	6,000.00	9,000.00	234,000

REVIEW DATE 02/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 234,000 Market: 0 Agricultural: 0 Common: 234,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,526	115.9200	110.12	278,163	2003	2003	0	0	0	9.50	90.50

1 TOWNHOUSE - 0% - 0

Heated Area: 2196

HX Base Yr

18

24

FGR
2003

24

18

46

BAS
2003

46

18

FOP
2003

8

19

8

19

72

FUS
2003

72

19

8

FOP
2003

8

19

BLD DATE

LGL DATE

211 S FLETCHER AVE, FERNANDINA BEACH												SALES DATA			
												OFF RECORD			
												Number			
												DATE			
												TYPE			
												INST			
												Q U			
												V I			
												RSN			
												CD			
												SALE			
												PRICE			
												1953/1053			
												11/24/2014			
												QC			
												U I			
												11			
												100			
												GRANTOR: XANDEROO LAND HOLDING			
												GRANTEE: SOUTH FLETCHER LAND			
												1769/1815			
												11/22/2011			
												WD			
												Q I			
												02			
												300,000			
												GRANTOR: GOULD ROBERT P & MARY			
												GRANTEE: XANDEROO LAND HOLDI			
												BUILDING NOTES			
												BUILDING DIMENSIONS			
												FGR=[YR=2003] W18 S24 BAS=[YR=2003] S46 FOP=[YR=2003] W1			
												S8 E19 N8 W18 \$ E18 N46 W18 \$ E18 N24 \$ PTR= E15			
												FUS=[YR=2003] E19 S72 FOP=[YR=2003] S8 W19 N8 E19 \$ W19 N72			
												\$ W15 \$.			