N 18 FT OF S 19 FT OF LOT 41
IN OR 1953/1055
ESMT PT OR 1148/124

LEMON PEPPER LAND TRUST/CAMCAM MANAGEMENT LLC TRUS
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1020-0041-0000

BUILDING CHARACTERISTICS

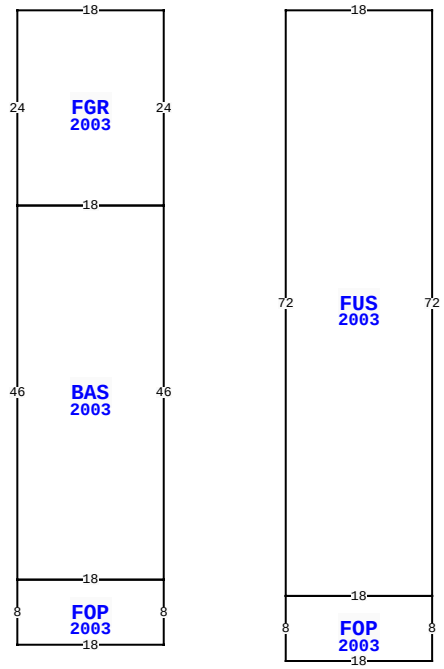
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	828	84,241
FGR	432	55	238	24,214
FOP	144	30	43	4,375
FOP	144	30	43	4,375
FUS	1,296	100	1,296	131,855
TOTALS	2,844		2,448	249,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,448	118.3350	112.42	275,204	2003	2003	0	0	0	9.50	90.50

1 TOWNHOUSE – 0% - 0 Heated Area: 2124 HX Base Yr



209 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	249,060
TOTAL MARKET OB/XF VALUE	10,319
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	421,379
SOH/AGL Deduction	0
ASSESSED VALUE	421,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421,379
TOTAL JUST VALUE	421,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033430	XFOB	1,000	07/08/2003
20020064	H/AC	2,000	01/18/2002
20012276	NEW CONSTR	3,000	10/17/2001
20012211	NEW CONSTR	6,000	10/09/2001
20004071	NEW CONSTR	137,600	09/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/1055	12/15/2014	QC	U	I	11	100
GRANTOR: MILLER GLADYS B						
GRANTEE: LEMON PEPPER LAND T						
1917/0020	5/14/2014	SW	Q	I	02	390,000
GRANTOR: FANNIE MAE						
GRANTEE: MILLER GLADYS B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W18 S24 BAS=[YR=2003] S46 FOP=[YR=2003] S8 E18 N8 W18 $ E18 N46 W18 $ E18 N24 $ PTR= E15 FUS=[YR=2003] E18 S72 FOP=[YR=2003] S8 W18 N8 E18 $ W18 N72 $ W15 $.

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	0810	CONCRETE A	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

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	SFR	0		R-3	18.00	195.00	18.00	FF		1.00	1.00	1.50	6,000.00	9,000.00	162,000							

REVIEW DATE 02/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/02/2023 BY SYS