

LOT 11
IN OR 1934/1951
BEACH HAMMOCK PB 5/154

SHURTER STEPHEN/LAGERSTROM KARIN
2650 RACHEAL AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1110-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 60
Exterior Wall	20 FACE BRICK 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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 1062.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	207,844
FGR	456	55	251	29,641
FOP	58	30	17	2,007
FSP	312	40	125	14,761
TOTALS	2,586		2,153	254,254

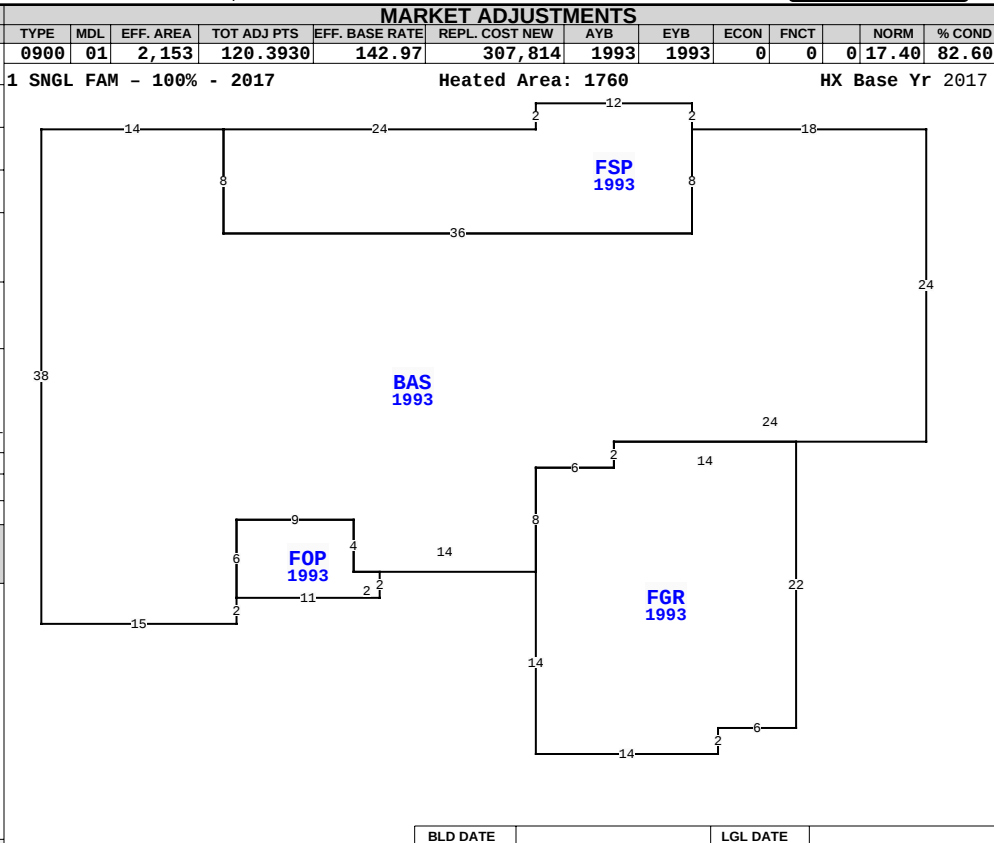
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0810	CONCRETE A	0 100	0	0	623.00	SF	6.50	6.50	100	1993	1993	3	68	2,754	
3	0810	CONCRETE A	0 100	65	4	260.00	SF	6.50	6.50	100	1993	1993	3	68	1,149	
4	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	1993	1993	3	68	159	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	
6	1242	WD DECK A	0 100	13	13	169.00	SF	10.00	10.00	100	1998	1998	3	20	338	
7	1242	WD DECK A	0 100	0	0	228.00	SF	10.00	10.00	100	1998	1998	3	20	456	
8	0825	BRICK	0 100	14	4	56.00	SF	12.50	12.50	100	1998	1998	3	93	651	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 06/01/2018 BY DJX



2650 RACHEAL AVE, FERNANDINA BEACH

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

TOTAL OB/XF 8,367

LAND DESCRIPTION	CLAS	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1 000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		254,254
TOTAL MARKET OB/XF VALUE		8,367
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		422,621
SOH/AGL Deduction		135,250
ASSESSED VALUE		287,371
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,371
TOTAL JUST VALUE		422,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7374	NEW CONSTR	88,310	10/19/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1934/1951	8/25/2014	WD Q	Q	I	01
GRANTOR: MCEWEN DONALD W & MIC					SALE PRICE
GRANTEE: SHURTER STEPHEN & K					341,000
0899/0186					215,000
9/09/1999					
WD Q					
GRANTOR: TRAWICK MATTHEW DAVIS					
GRANTEE: MCEWEN DONALD W & M					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W18 FSP=[YR=1993] N2 W12 S2 W24 S8 E36 N8 \$
S8 W36 N8 W14 S38 E15 N2 FOP=[YR=1993] E11 N2 W2 N4 W9 S6 \$
N6 E9 S4 E14 FGR=[YR=1993] S14 E14 N2 E6 N22 W14 S2 W6 S8 \$
N8 E6 N2 E24 N24 \$.

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