

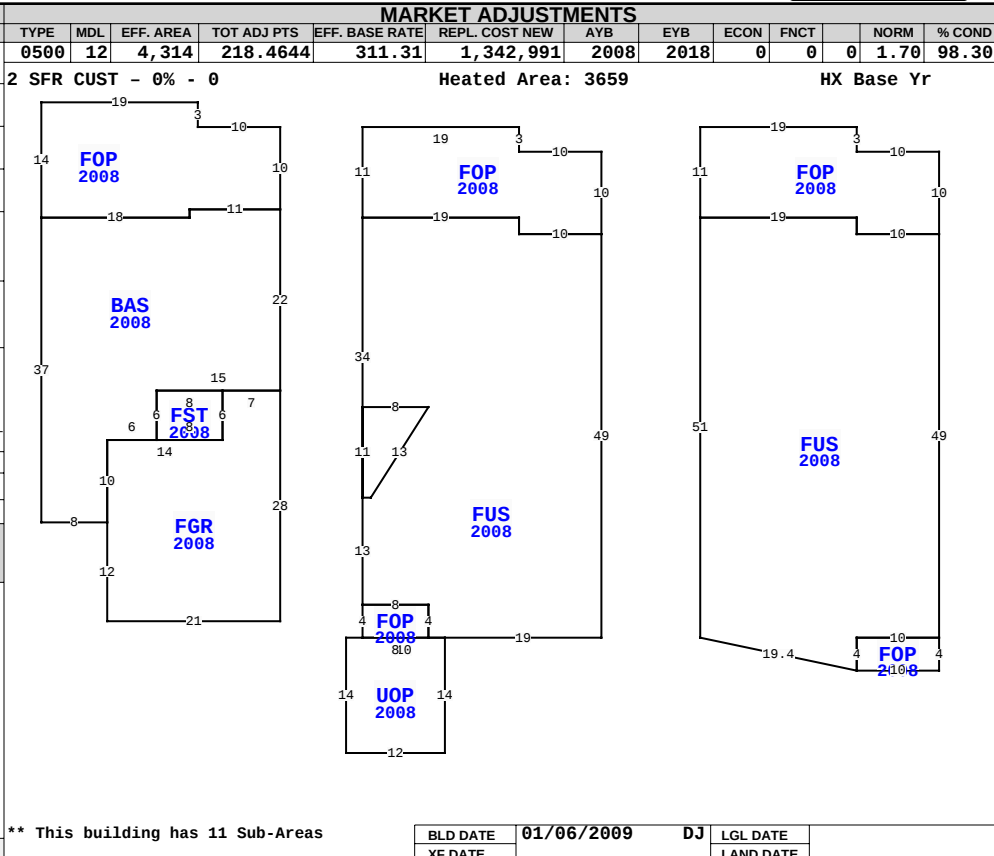


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	239,918
FGR	504	55	277	84,767
FOP	32	30	10	3,060
FOP	40	30	12	3,672
FOP	309	30	93	28,460
FOP	309	30	93	28,460
FOP	365	30	110	33,662
FST	48	55	26	7,956
FUS	1,378	100	1,378	421,692
FUS	1,497	100	1,497	458,108
TOTALS	5,434		4,314	1,320,160

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0855	CONC PAVER	0	0	0	0	1,119.00	SF	7.00
5	0855	CONC PAVER	0	0	0	0	154.00	SF	10.00
6	0855	CONC PAVER	0	0	0	0	524.00	SF	10.00
7	0861	POOL GUNIT	0	0	0	0	436.00	SF	85.00
8	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
9	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
10	0462	ST/AL FNC	0	0	175	0	900.00	SF	10.00
11	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00



2384 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	01/06/2009	DJ	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,320,160	
TOTAL MARKET OB/XF VALUE		54,143	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		2,124,303	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,124,303	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,124,303	
TOTAL JUST VALUE		2,124,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,047,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081740	SWIM POOL	34,000	11/25/2008
20081741	ELEC OTHER	1,300	11/25/2008
20081742	OTHER	2,000	11/25/2008
20081267	XFOB	4,590	08/06/2008
20081268	XFOB	15,000	08/06/2008
20080677	XFOB	7,500	04/25/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2482/1076	7/27/2021	WD U	I	I	31
GRANTOR: WALDRON B GENE & DEAN					
GRANTEE: BEARDEN RUTH B ET AL					
2368/0752	6/11/2020	WD Q	I	I	01
GRANTOR: MOORE KERRY VAN					
GRANTEE: WALDRON B GENE & DE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2008] W10 N3 W19 S14 BAS=[YR=2008] S37 E8									
FGR=[YR=2008] S12 E21 N28 W7 FST=[YR=2008] W8 S6 E8 N6\$									
S6W14 S10\$ N10 E6 N6 E15 N22 W11 S1 W18\$ E18 N1 E11 N10\$									
PTR=E10 FOP=[YR=2008] E19 S3 E10 S10 FUS=[YR=2008] S49 W19									
UOP=[YR=2008] S14 W12 N14 E2 FOP=[YR=2008] N4 E8 S4 W8\$ E10\$									
W2 N4 W8 N13 E1 U11 R7 W8 S11 N34 E19 S2 E10\$ W10 N2 W19									
N11\$ W10\$ PTR=E51 FOP=[YR=2008] E19 S3 E10 S10 FUS=[YR=2008]									
S49 FOP=[YR=2008] S4 W10 N4 E10\$ W10 S4 U4 L19 N51 E19 S2									
E10\$ W10 N2 W19 N11\$ W51\$.									

LAND DESCRIPTION							TOTAL OB/XF										54,143									
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	000120	C	SFR OCN FT	0			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000									