

GRUBER C MARCUS III & PATRICIA
2438 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-114A-0011-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05AVERAGE 100

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

02WALL BD/WD 100

Interior Floor

09PINE WOOD 90

Interior Floor

08SHT VINYL 10

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3 100

Bathrooms

1 100

Frame

02WOOD FRAME 100

Stories Units

1. 1. 100
0 100

BUD8 Adjustme

02DIST FB 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1052.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

936

100

936

104,479

BAS

216

100

216

24,111

DCK

28

10

3

335

UOP

40

20

8

893

TOTALS

1,220

1,163

129,817

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 0415 BEACHWALK 0 100 97 4 388.00 SF 5.75 5.75 100 1984 1984 3 20 446

3 0820 WOOD WALK 0 100 0 0 196.00 SF 11.75 11.75 100 1988 1988 3 40 921

4 1242 WD DECK A 0 100 7 4 28.00 SF 10.00 10.00 100 1988 1988 3 20 56

6 0476 VF 6 SBPL 0 100 0 0 18.00 LF 32.00 32.00 100 2010 2010 3 81 467

7 1242 WD DECK A 0 100 6 6 36.00 SF 10.00 10.00 100 2010 2010 3 50 180

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH 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 100 50.00 290.00 50.00 FF 1.00 1.00 1.00 15,000.00 15,000.00 750,000

REVIEW DATE 06/01/2021 BY RKX Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0500011,16393.8100133.68155,470194519850016.5083.50

1 SFR CUST - 100% - 2016Heated Area: 1152HX Base Yr 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

2438 S FLETCHER AVE, FERNANDINA BEACH

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1912/06364/11/2014WDQI01575,000

GRANTOR: SIMMONS RICHARD S & P

GRANTEE: GRUBER C MARCUS III

1031/10751/17/2002PRUI21410,700

GRANTOR: MCDANIEL J JR P/R H H

GRANTEE: SIMMONS RICHARD S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 DCK=[YR=1993] N7 W4 S7 E4\$ W14 S9

BAS=[YR=1993] S29 UOP=[YR=1993] W4 S10 E4 N10\$ S10 E24 N39

W24\$ E24 N9\$.

NASSAU COUNTY PROPERTY

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