LOT 13
IN OR 2069/1974
BUCKS FDNA BEACH #1 PB 2/30

BENNETT WALLACE M JR & LAURIE R
1417 SADLER RD #256
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0013-0000

BUILDING CHARACTERISTICS

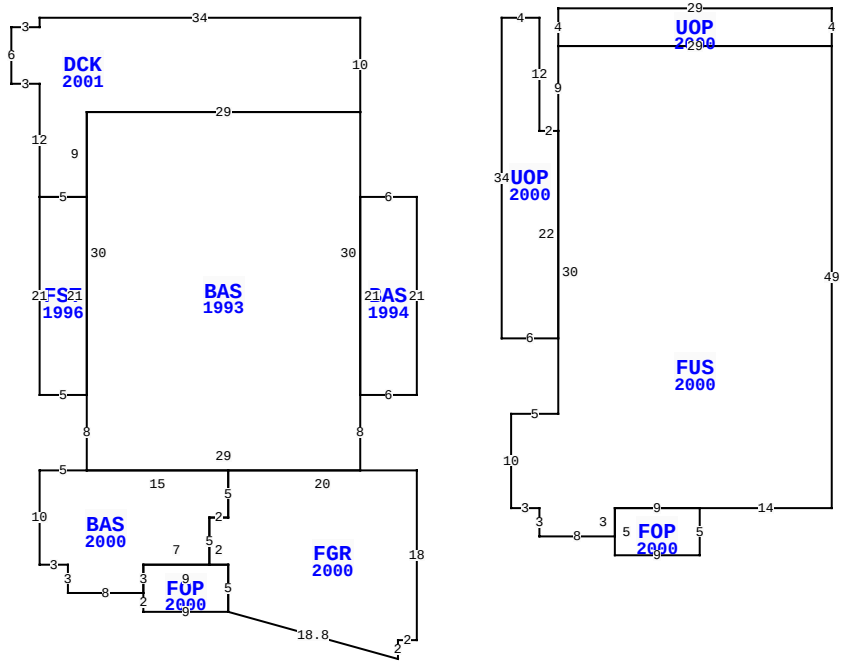
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
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	1,102	100	1,102	197,932
BAS	126	100	126	22,631
BAS	214	100	214	38,437
DCK	403	10	40	7,184
FGR	361	55	199	35,743
FOP	45	30	14	2,514
FOP	45	30	14	2,514
FST	105	55	58	10,417
FUS	1,495	100	1,495	268,519
UOP	116	20	23	4,131
TOTALS	4,192		3,321	596,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,321	144.8779	206.45	685,620	1964	1996	0	0	0	13.00	87.00

1 SFR CUST – 100% - 2019 Heated Area: 2937 HX Base Yr 2019



** This building has 11 Sub-Areas

2468 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	06/21/2007 KK	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		596,489
TOTAL MARKET OB/XF VALUE		5,230
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,351,719
SOH/AGL Deduction		286,310
ASSESSED VALUE		1,065,409
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,015,409
TOTAL JUST VALUE		1,351,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,372,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110660	ELEC OTHER	300	04/28/2011
20110661	H/AC	8,000	04/28/2011
20110629	GAS	495	04/26/2011
B984063	ADDITION	70,000	07/27/1998
B969859	XFOB	2,000	06/10/1996
8188	ADDITION	9,000	03/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/1974	8/31/2016	WD	Q	I	02	1,210,000
GRANTOR: STREETER BRUCE A & JA						
GRANTEE: BENNETT WALLACE M J						
1716/1375	11/23/2010	WD	U	I	11	800,000
GRANTOR: CITIBANK N A TRUSTEE						
GRANTEE: STREETER BRUCE A &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2001] W34 S1 W3 S6 E3 S12 FST=[YR=1996] S21 E5
BAS=[YR=1993] S8 BAS=[YR=2000] W5 S10 E3 S3 E8
FOP=[YR=2000] S2 E9 FGR=[YR=2000] R18 D5 N2 E2 N18 W20 S5
W2 S5 E2 S5 $ N5 W9S3 $ N3 E7 N5 E2 N5 W15 $ E29 N8
BAS=[YR=1994] E6 N21 W6 S21 $ N30 W29 S30 $ N21 W5 $ E5 N9
E29 N10 $ PTR= E15 UOP=[YR=2000] E4S12 E2 FUS=[YR=2000] N9
UOP=[YR=2000] N4E29 S4 W29 $ E29 S49 W14 FOP=[YR=2000] S5
W9 N5 E9 $ W9 S3 W8 N3 W3 N10 E5 N30 $ S22 W6 N34 $ 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	1076	TRELLIS A	0	100	0	0	189.00	SF	7.50	7.50	100	1990	1990	3	20	284	
2	1242	WD DECK A	0	100	0	0	103.00	SF	10.00	10.00	100	1995	1995	3	20	206	
5	0812	CONCRETE C	0	100	0	0	1,301.00	SF	4.00	4.00	100	2000	2000	3	80	4,163	
6	0810	CONCRETE A	0	100	0	0	111.00	SF	6.50	6.50	100	2000	2000	3	80	577	

LAND DESCRIPTION

TOTAL OB/XF 5,230

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