LOT 35
IN OR 2012/1532
BUCKS FDNA BEACH #1 PB 2/30

PRYOR GERALD WILCOX II
2477 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0035-0000

BUILDING CHARACTERISTICS

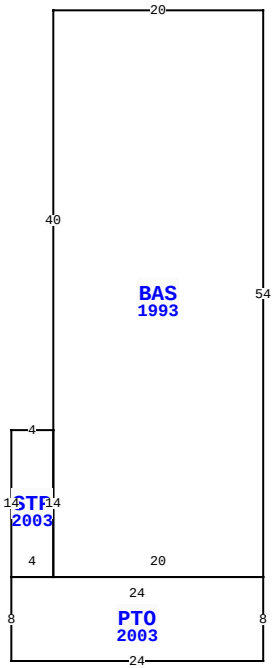
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	113,934
PTO	192	5	10	1,055
STP	56	10	6	633
TOTALS	1,328		1,096	115,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,096	122.5360	145.51	159,479	1940	1940	0	0	0	27.50	72.50

1 SNGL FAM – 0% - 0 Heated Area: 1080 HX Base Yr



2477 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	115,622
TOTAL MARKET OB/XF VALUE	1,710
TOTAL LAND VALUE - MARKET	312,000
TOTAL MARKET VALUE	429,332
SOH/AGL Deduction	0
ASSESSED VALUE	429,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,332
TOTAL JUST VALUE	429,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111143	H/AC	0	07/13/2011
20070699	ELEC OTHER	600	04/26/2007
6801	REPAIR/RRF	296	11/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1532	8/15/2014	QC	U	I	11	175,000
GRANTOR: PRYOR HOLDINGS LLC						
GRANTEE: PRYOR GERALD WILCOX						
1831/0198	12/18/2012	WD	U	I	11	100
GRANTOR: PRYOR GERALD H						
GRANTEE: PRYOR HOLDINGS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S40 STP=[YR=2003] W4 S14 PTO=[YR=2003] S8 E24 N8 W24 $ E4 N14$ S14 E20 N54 $.

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	0812	CONCRETE C	0	0	0	0	1,175.00	SF	4.00	4.00	100	1980	1980	3	35	1,645	
2	1242	WD DECK A	0	0	8	3	24.00	SF	10.00	10.00	100	2005	2005	3	27	65	

LAND DESCRIPTION

TOTAL OB/XF 1,710

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			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS