LOT 38
IN OR 1484/1813
BUCKS FDNA BEACH 1 PB 2/30

PHANSTIEL CAROLYN E REVOC TRUST/PHANSTIEL CAROLYN
2785 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0038-0000

BUILDING CHARACTERISTICS

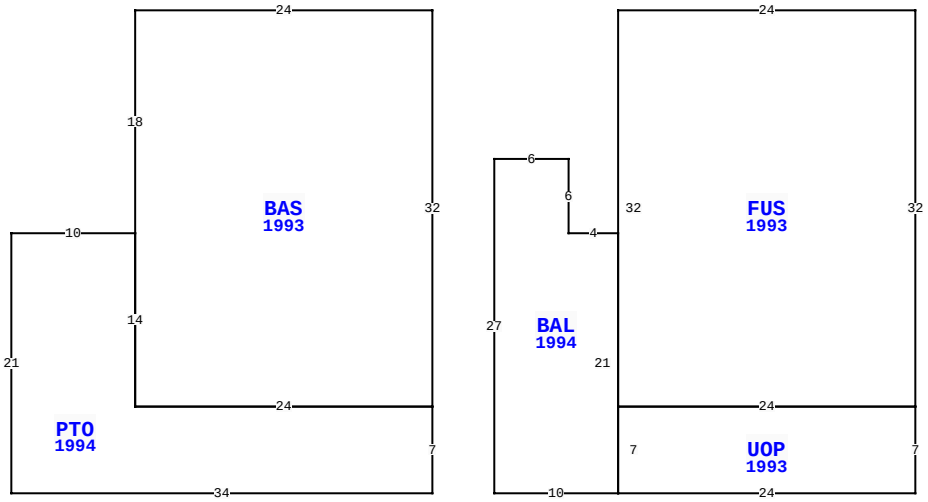
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	246	15	37	3,580
BAS	768	100	768	74,302
FUS	768	100	768	74,302
PTO	378	5	19	1,838
UOP	168	20	34	3,289
TOTALS	2,328		1,626	157,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,626	107.1000	127.72	207,673	1967	1967	0	0	0	24.25	75.75

1 DUPLEX – 0% - 0 Heated Area: 1536 HX Base Yr



2443 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	157,312
TOTAL MARKET OB/XF VALUE	518
TOTAL LAND VALUE - MARKET	312,000
TOTAL MARKET VALUE	469,830
SOH/AGL Deduction	63,409
ASSESSED VALUE	406,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,421
TOTAL JUST VALUE	469,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121826	WTR HTR	800	09/05/2012
20121505	REPL COLM	1,200	07/26/2012
20060612	REPAIR/RRF	2,364	03/24/2006
B959259	REPAIR/RRF	940	08/23/1995
7005	REPAIR/RRF	2,870	04/21/1992
5219	REPAIR/RRF	500	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1813	3/13/2007	WD	U	I	01	100
GRANTOR: PHANSTIEL CAROLYN S						
GRANTEE: PHANSTIEL CAROLYN E						
0268/0420	6/01/1978	WD	Q	I		21,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S18 PTO=[YR=1994] W10 S21 E34 N7 W24 N14$ S14 E24 N32$ PTR= E15 FUS=[YR=1993] E24 S32 UOP=[YR=1993] S7 W24 BAL=[YR=1994] W10 N27 E6 S6 E4 S21$ N7 E24$ W24 N32$W15$.

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2005	2005	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 518

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	000800	C	MULTI-FAM	0			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000							

REVIEW DATE 01/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS