LOT 43
BUCKS FDNA BEACH #1 PB 2/30

CERISIER-WHETSTONE NATACHA/WHETSTONE ROOSEVELT R
2397 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0043-0000

BUILDING CHARACTERISTICS

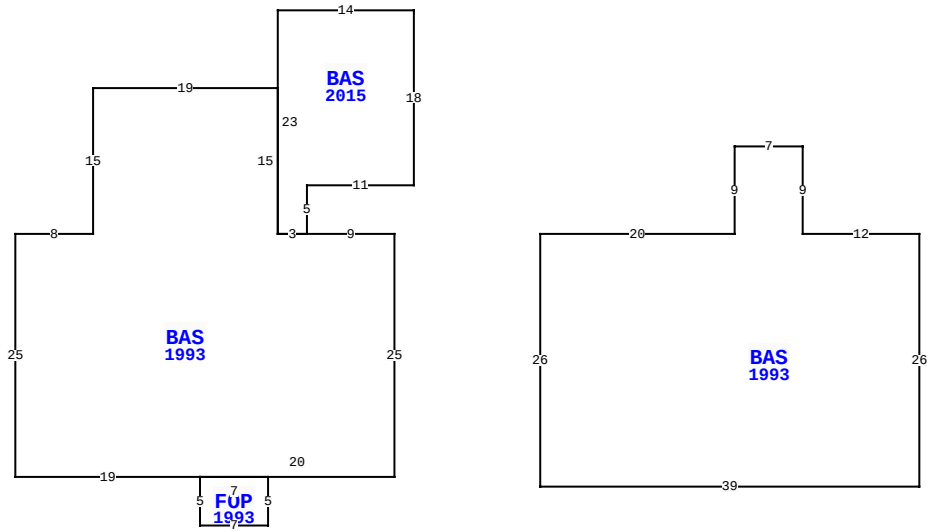
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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
BAS	1,077	100	1,077	57,269
BAS	1,260	100	1,260	67,000
BAS	267	100	267	14,198
FOP	35	30	10	532
TOTALS	2,639		2,614	138,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	2,614	106.5000	127.00	331,978	1961	1961	0	0	30	28.13	41.87

1 DUPLEX - 0% - 0 Heated Area: 2604 HX Base Yr



2397 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		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		138,999
TOTAL MARKET OB/XF VALUE		1,310
TOTAL LAND VALUE - MARKET		312,000
TOTAL MARKET VALUE		452,309
SOH/AGL Deduction		61,149
ASSESSED VALUE		391,160
TOTAL EXEMPTION VALUE	35	391,160
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		452,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100513	REPAIR/RRF	3,250	03/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1375	12/30/2020	WD	Q	I	01	362,000
GRANTOR: TYNES DONALD A & CYNT						
GRANTEE: CERISIER-WHETSTONE						
1301/1632	3/15/2005	WD	Q	I		390,000
GRANTOR: CHAPLIN GEORGE O & SP						
GRANTEE: TYNES DONALD A & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 BAS=[YR=2015] N5 E11 N18 W14 S23 E3$ W3 N15 W19 S15 W8 S25 E19 FOP=[YR=1993] S5 E7 N5W7$E20 N25$ PTR=E15 BAS=[YR=1993] E20 N9 E7 S9 E12 S26 W39 N26$ 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	0811	CONCRETE B	0	0	0	0	720.00	SF	5.20	5.20	100	1980	1980	3	35	1,310	

LAND DESCRIPTION

TOTAL OB/XF 1,310

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 12/28/2022 BY TWA Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS