LOT 48 & 15 FT OF LOT 54
HAMBYS SUB IN OR 2483/412
(EX OR 203/683)

SHAW JASON/MORGAN ELLEN
2347 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

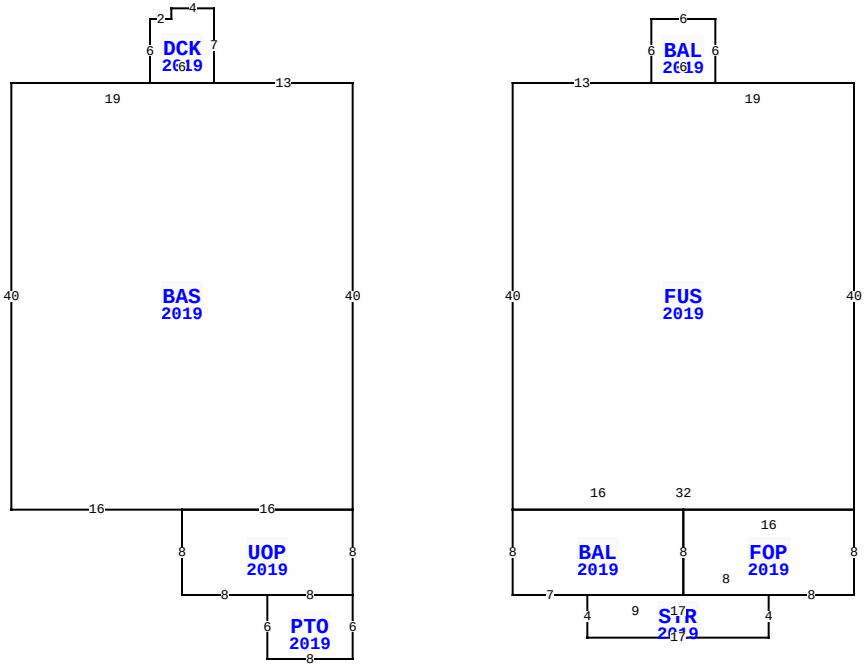
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	36	15	5	829
BAL	128	15	19	3,147
BAS	1,280	100	1,280	212,053
DCK	40	10	4	662
FOP	128	30	38	6,295
FUS	1,280	100	1,280	212,053
PTO	48	5	2	332
STR	68	10	7	1,159
UOP	128	20	26	4,307
TOTALS	3,136		2,661	440,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,661	117.4320	167.34	445,292	2019	2019	0	0	0	1.00	99.00

2 SFR CUST - 100% - 2022 Heated Area: 2560 HX Base Yr 2022



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

2347 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		440,839
TOTAL MARKET OB/XF VALUE		3,882
TOTAL LAND VALUE - MARKET		357,500
TOTAL MARKET VALUE		802,221
SOH/AGL Deduction		28,020
ASSESSED VALUE		774,201
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		724,201
TOTAL JUST VALUE		802,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		751,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071516	DEMOLITION	1,000	08/14/2007
20042401	REPAIR/RRF	2,000	12/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0412	7/29/2021	WD	Q	I	01	817,000
GRANTOR: SANCHEZ ARTHUR M & BA						
GRANTEE: SHAW JASON & ELLEN						
1441/0341	8/31/2006	WD	Q	I		401,600
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: SANCHEZ ARTHUR M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 DCK=[YR=2019] N7 W4 S1 W2 S6 E6$ W19 S40 E16 UOP=[YR=2019] S8 E8 PTO=[YR=2019] S6 E8 N6 W8$ E8 N8 W16$ E16 N40$ PTR=E15 FUS=[YR=2019] E13 BAL=[YR=2019] E6 N6 W6 S6$ E19 S40 FOP=[YR=2019] S8 W8 STR=[YR=2019] S4 W17 N4 BAL=[YR=2019] W7 N8 E16 S8 W9$ E17$ W8 N8 E16$ W32 N40$ 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	100	0	0	754.00	SF	5.20	5.20	100	2019	2019	3	99	3,882	

LAND DESCRIPTION

TOTAL OB/XF 3,882

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	100			55.00	110.00	55.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	357,500							

REVIEW DATE 05/21/2019 BY DJ Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 08/02/2023 BY SYS