

LOT 58
IN OR 1534/1199
BUCKS FDNA BEACH #1 PB 2/30

PLATT LIVING TRUST/PLATT JOSEPH M TRUSTEE
2676 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	6	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	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	630	100	630	49,953
APT	900	100	900	71,362
BAS	217	100	217	17,206
DCK	344	10	34	2,696
HXB	1,831	100	1,831	145,182
HXP	12	30	4	317
HXP	36	30	11	872
HXP	312	30	94	7,453
HXP	8	30	2	158
HXU	52	55	29	2,299
TOTALS	4,865		3,903	309,473

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0810	CONCRETE A	0	100	0	0			

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	01	3,903	106.6500	123.18	480,772	1948	1965	0	0	0	35.63

1 TRI PLEX - 52.61% - 1991 Heated Area: 3578 HX Base Yr 1991

Diagram showing building layout with sub-areas labeled: APT 1993, BAS 2007, DCK 2007, HXP 1993, HXB 1993, HXU 2007.

** This building has 16 Sub-Areas

L N	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
2	0810	CONCRETE A	0	100	0	0				100	1960	1960	3	20	252	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				309,473	
TOTAL MARKET OB/XF VALUE				252	
TOTAL LAND VALUE - MARKET				750,000	
TOTAL MARKET VALUE				1,059,725	
SOH/AGL Deduction				660,724	
ASSESSED VALUE				399,001	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				349,001	
TOTAL JUST VALUE				1,059,725	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,006,806	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221141	REPAIR/RRF	0	09/21/2022
20190056	DECK	0	01/15/2019
20111304	REPAIR/RRF	500	08/05/2011
20100731	H/AC	4,000	05/04/2010
20100075	REPAIR/RRF	1,295	01/14/2010
20100020	REPAIR/RRF	1,800	01/07/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/1709	9/06/2018	QC	U	I	11	100
GRANTOR: PLATT JOSEPH M						
GRANTEE: PLATT JOSEPH M & BR						
1534/1199	11/07/2007	WD	U	I	10	100
GRANTOR: PLATT JOSEPH M & BREN						
GRANTEE: PLATT JOSEPH M & BR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2007] W20 STR=[YR=2007] N4 W3 S4 E3\$ W23 S8 UOP=[YR=1993] S8 APT=[YR=1993] S50 E18 N11 BAS=[YR=2007] E7 S2 E14 N11 APT=[YR=1993] N16 STR=[YR=2007] E3 N12 W3 S12\$ N14 W21 S30 E21\$ W21 S9\$ N39 W18\$ E39 N4 STR=[YR=2007] E3 N4 W3 S4\$ N4 W39\$ E43 N8\$PTR= E25 HXP=[YR=1993] E39 HXP=[YR=1993] E3 S12 W3 HXB=[YR=1993] S38 W11 HXU=[YR=2007] S13 W10 N4 E3 N1 E1 N4 E2 N4 E4\$ HXP=[YR=1993] W4 N3 E4 S3\$ N3 W4 S7 W2S4 W1 S1 W17 HXU=[YR=2007] S4 W8 N12 HXU=[YR=2007] N13 HXP=[YR=2007] N2 E4 S2 W4\$ E4 S13 W4 \$ E4 S8 E4\$ W4 N51 E39 S4\$ N12 \$ S8 W39 N8\$ W25\$.									

LAND DESCRIPTION							TOTAL OB/XF										252									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									