

S46 1/2 FT OF N150 FT
OF LOT 67 OR 692/1683
EX OR 89/627

SUTTON GLENN A REVOCABLE TRUST/GLENN & ANN SUTTON
4089 ALESBURY DRIVE
JACKSONVILLE, FL 32224

2023

00-00-31-114A-0067-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

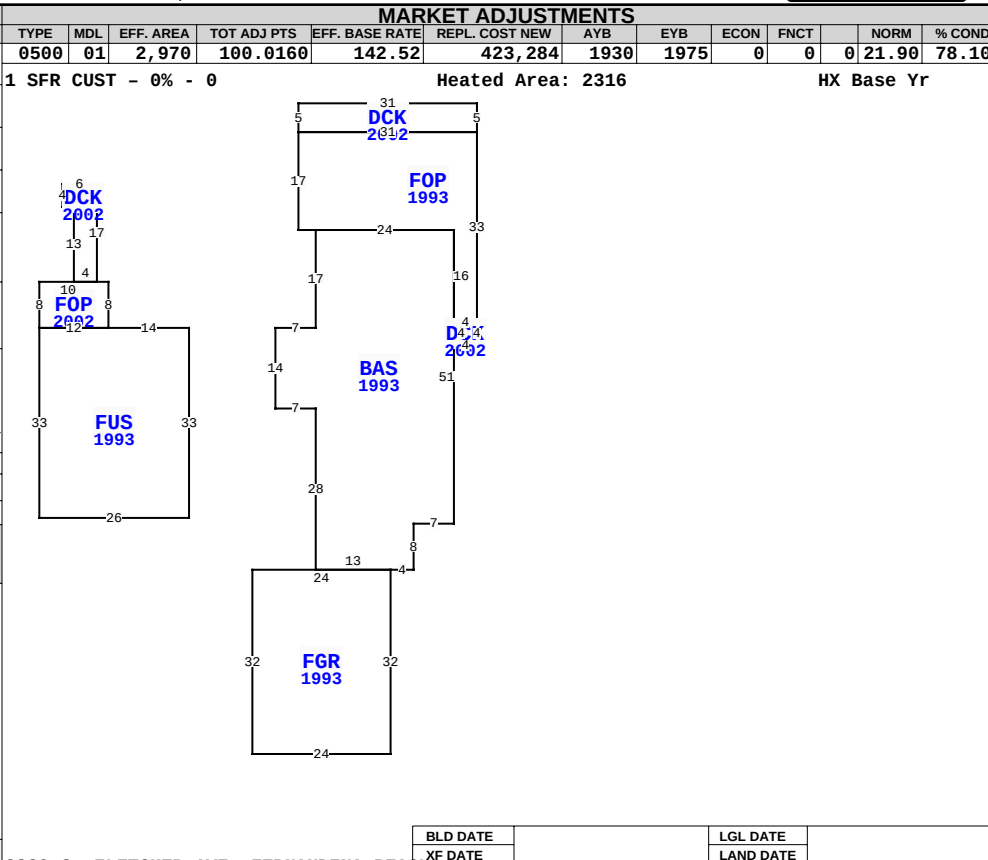
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1,458	162,287
DCK	16	10	2	223
DCK	76	10	8	890
DCK	155	10	16	1,781
FGR	768	55	422	46,972
FOP	591	30	177	19,702
FOP	96	30	29	3,228
FUS	858	100	858	95,502

TOTALS	4,018		2,970	330,585
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0825	BRICK	0	0	0	0	1,023.00	SF	12.50	12.50	100
2	0812	CONCRETE C	0	0	0	0	1,222.00	SF	4.00	4.00	100
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
4	0415	BEACHWALK	0	0	0	0	474.00	SF	5.75	5.75	100
5	1242	WD DECK A	0	0	0	0	94.00	SF	10.00	10.00	100
6	1127	BRICK 8"	0	0	0	0	196.00	SF	11.00	11.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0			47.00	290.00	46.50	FF	

REVIEW DATE 10/16/2018 BY DJX



2820 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
6,324											

Total Acres: 0.00 Total Land Value: 697,500 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	330,585		
TOTAL MARKET OB/XF VALUE	6,324		
TOTAL LAND VALUE - MARKET	697,500		
TOTAL MARKET VALUE	1,034,409		
SOH/AGL Deduction	215,478		
ASSESSED VALUE	818,931		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	818,931		
TOTAL JUST VALUE	1,034,409		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,045,850		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041821	REPAIR/RRF	4,000	10/08/2004
B991760	REPAIR/RRF	2,000	12/09/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0692/1683	11/24/1993	QC	U	I	01
GRANTOR: SUTTON GLENN & ANN					
GRANTEE: SUTTON GLENN A REVO					
0354/0767	3/01/1982	PR	U	I	
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS

FUS=[YR=1993] W14 FOP=[YR=2002] N8 W2 DCK=[YR=2002] N17 W6 S4 E2 S13 E4 \$ W10 S8 E12 \$ W12 S33 E26 N33 \$ PTR= E15 BAS=[YR=1993] E7 N17 FOP=[YR=1993] W3 N17 DCK=[YR=2002] N5 E31 S5 W31 \$ E31 S33 DCK=[YR=2002] S4 W4 N4 E4 \$ W4 N16 W24 \$ E24 S51 W7 S8 W4 FGR=[YR=1993] S32 W24 N32 E24 \$ W13 N28 W7 N14 \$ W15 \$.

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 697,500 PRINTED 08/02/2023 BY SYS