

LOTS 69 & 70
IN OR 1735/403
BUCKS FDNA BEACH 1 PB 2/30

WHITAKER MELBA P LIVING TRUST/WHITAKER MELBA P TRU
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

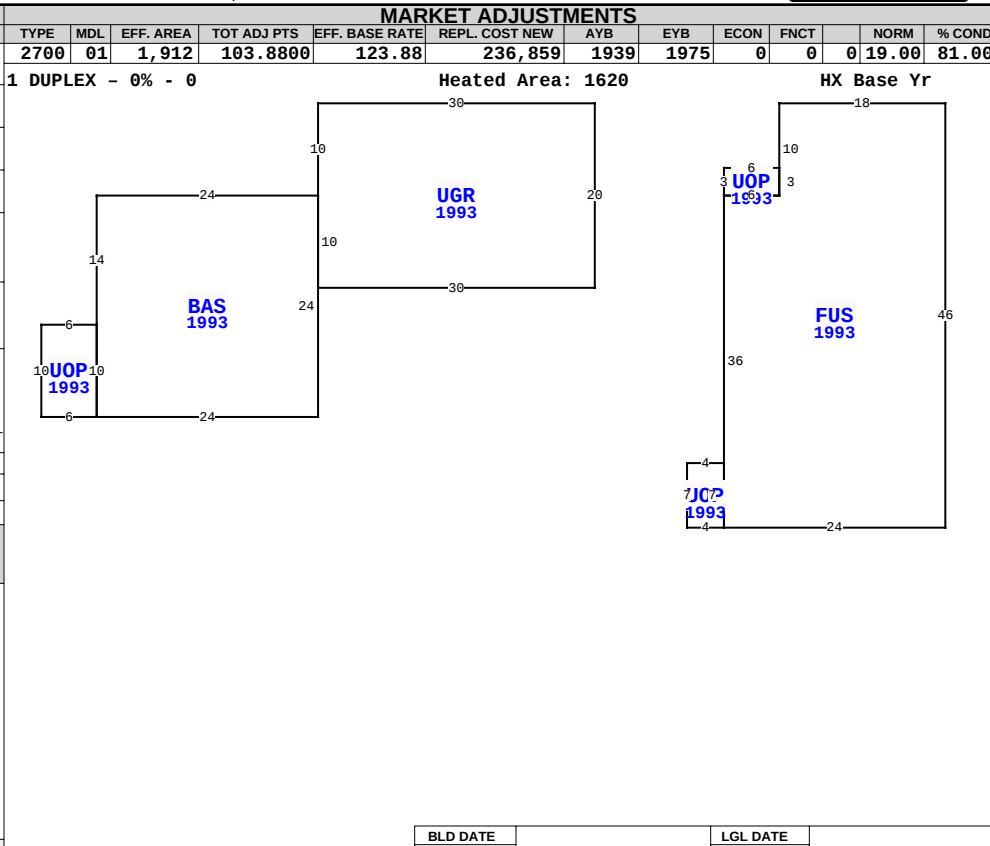
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	57,798
FUS	1,044	100	1,044	104,758
UGR	600	45	270	27,093
UOP	18	20	4	402
UOP	28	20	6	602
UOP	60	20	12	1,204
TOTALS	2,326		1,912	191,856

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0	0	30	20		600.00	SF 10.00	100	1950
2	0803	ASPHALT C	0	0	0	0		1,562.00	SF 2.00	100	1940

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	000800	C	MULTI-FAM	0			100.00	110.00	100.00	FF	1.00

REVIEW DATE 10/16/2018 BY DJX



2611 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
2,762											

Total Acres: 0.00 Total Land Value: 468,000 Market: 0 Agricultural: 0 Common: 468,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										191,856	
TOTAL MARKET OB/XF VALUE										2,762	
TOTAL LAND VALUE - MARKET										468,000	
TOTAL MARKET VALUE										662,618	
SOH/AGL Deduction										130,747	
ASSESSED VALUE										531,871	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										531,871	
TOTAL JUST VALUE										662,618	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										615,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121133	ROOF	3,000	06/15/2012
20100404	REPAIR/RRF	500	03/05/2010
7737	REPAIR/RRF	3,100	06/07/1993
5168	REPAIR/RRF	1,400	01/12/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1735/0403	4/14/2011	WD	U	I	11	100	
GRANTOR: WHITAKER MELBA P & RO							
GRANTEE: WHITAKER MELBA P &							
1709/1220	11/10/2010	WD	U	I	30	100	
GRANTOR: WHITAKER MELBA P							
GRANTEE: WHITAKER MELBA P &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W30S10BAS=[YR=1993] W24 S14 UOP=[YR=1993] W6 S10 E6 N10 \$ S10 E24 N24 \$ S10 E30 N20 \$ PTR= E20 FUS=[YR=1993] E18S46 W24 UOP=[YR=1993] W4 N7 E4 S7 \$ N36 UOP=[YR=1993] N3 E6 S3 W6 \$ E6 N10 \$ W20 \$.											

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