LOTS 75 76 IN OR 219/209
BUCKS FDNA BEACH # 1PB2/30

BLACKLOCK DAVID
2173 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0075-0000

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	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

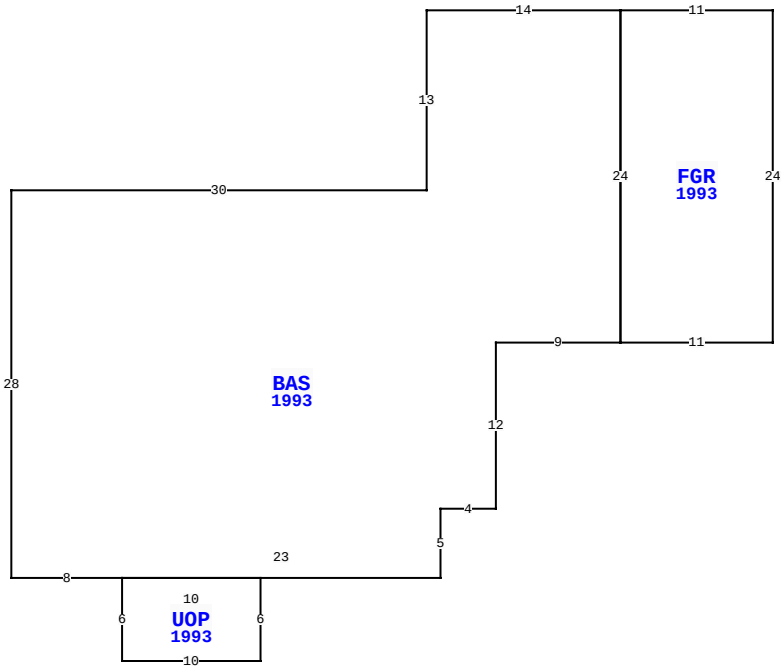
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,241	100	1,241	121,660
FGR	264	55	145	14,215
UOP	60	20	12	1,176
TOTALS	1,565		1,398	137,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,398	101.9200	121.03	169,200	1943	1975	0	0	0	19.00	81.00

1 SNGL FAM – 0% - 2023 Heated Area: 1241 HX Base Yr



2671 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,052
TOTAL MARKET OB/XF VALUE	1,714
TOTAL LAND VALUE - MARKET	468,000
TOTAL MARKET VALUE	606,766
SOH/AGL Deduction	0
ASSESSED VALUE	606,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,766
TOTAL JUST VALUE	606,766
NCON VALUE	138,766
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	594,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990008	XFOB	465	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2612/1704	1/10/2023	FJ	U	I	11	0
GRANTOR: BLACKLOCK PHYLLIS G E						
GRANTEE: BLACKLOCK DAVID						
2612/1703	1/10/2023	FJ	U	I	11	0
GRANTOR: BLACKLOCK PHYLLIS G E						
GRANTEE: BLACKLOCK DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S13 W30 S28 E8 UOP=[YR=1993] S6 E10 N6W10$ E23 N5 E4 N12 E9 FGR=[YR=1993] E11 N24 W11 S24$ N24$.

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	0812	CONCRETE C	0	0	0	0	104.00	SF	4.00	4.00	100	1980	1980	3	35	146	
3	0812	CONCRETE C	0	0	0	0	1,120.00	SF	4.00	4.00	100	1980	1980	3	35	1,568	

LAND DESCRIPTION

TOTAL OB/XF 1,714

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	0			100.00	110.00	100.00	FF		1.00	1.00	0.72	6,500.00	4,680.00	468,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 468,000 Market: 0 Agricultural: 0 Common: 468,000 PRINTED 08/02/2023 BY SYS