

LOT 79
IN OR 1592/1384
BUCKS FDNA BEACH #1 PB 2/30

BLALOCK MILLS PROPERTIES LLC
2699 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0079-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0900	01	2,677	111.9360	132.92	355,827	1952	1990	0	0	0	15.00	85.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2386												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	04	PLYWOOD 100																										
Interior Floo	08	SHT VINYL 50																										
Interior Floo	14	CARPET 50																										
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			05	Quality Level 05																								
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	812	100	812	91,741																								
BAS	128	100	128	14,462																								
BAS	142	100	142	16,044																								
FGR	364	55	200	22,596																								
FOP	80	30	24	2,712																								
FOP	208	30	62	7,005																								
FUS	1,176	100	1,176	132,867																								
FUS	128	100	128	14,462																								
STR	51	10	5	565																								
TOTALS			3,089	2,677	302,453																							
EXTRA FEATURES			2699 S FLETCHER AVE, FERNANDINA BEACH																									
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											
1	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	1975	1975	3	27	949												
2	0825	BRICK	0	0	0	0	98.00	SF	12.50	12.50	100	1975	1975	3	67.5	827												
TOTAL OB/XF 1,776																												
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	000100	C	SFR	0			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000											
REVIEW DATE 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1592/1384	11/07/2008	QC	U	I	01	100

GRANTOR: BLALOCK ADAM F & CHRI
GRANTEE: BLALOCK MILLS PROPE
1589/1098 10/16/2008 PR U I 01 100
GRANTOR: COPELAN DEAN P/R
GRANTEE: BLALOCK ADAM F & CH

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 S13 BAS=[YR=1993] S30 E10 BAS=[YR=2014] S8 E16 N8 W16\$ E16 N14 E2 N16 W28\$ E28 N13\$ PTR= E15
FUS=[YR=1993] E28 S29 W2 S14 FUS=[YR=2014] S8 FOP=[YR=2014] S13 W13 STR=[YR=2014] S7 W6 N4 W3 BAS=[YR=2014] W4 N16
FOP=[YR=2014] N8 E10 S8 W10\$ E10 S13 W6 S3\$ N3 E9\$ W3 N13 E16\$ W16 N8 E16\$ W26 N43\$ W15\$.