

LOT 90
IN OR 2031/51
BUCKS FDNA BEACH #1 PB 2/30

BLOUNT KIMBERLY J & TIMOTHY
2825 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0090-0000



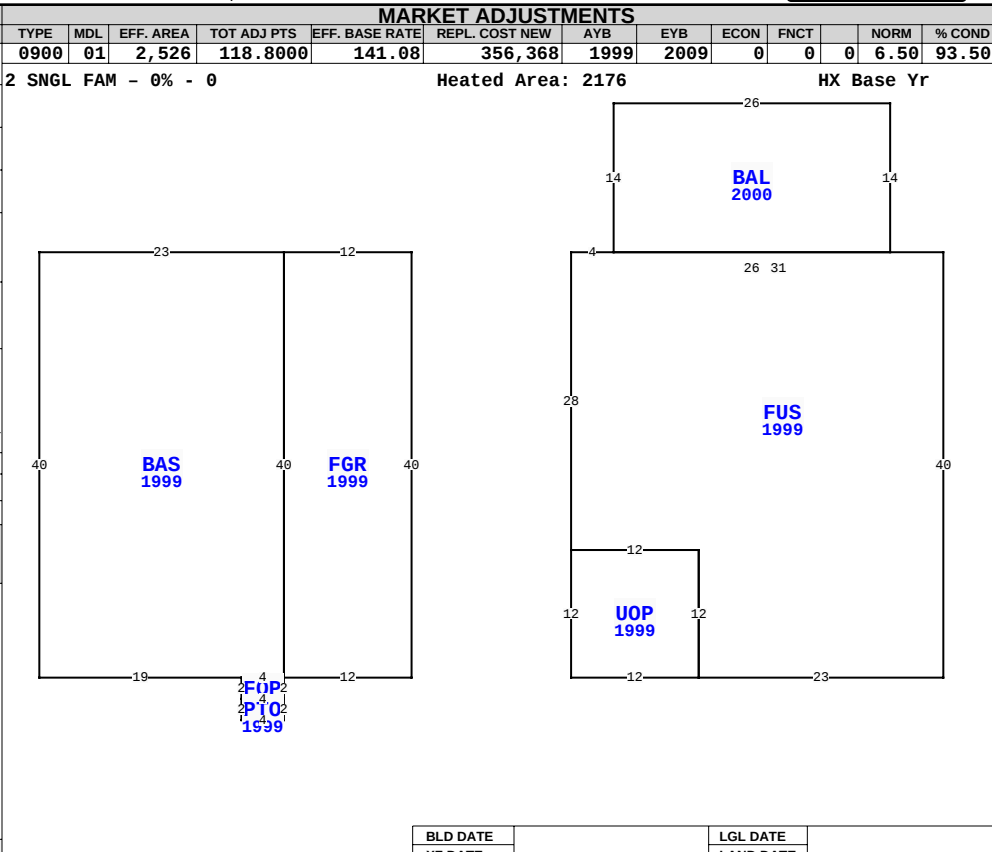
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAL	364	15	55	7,255
BAS	920	100	920	121,357
FGR	480	55	264	34,824
FOP	8	30	2	264
FUS	1,256	100	1,256	165,678
PTO	8	5	0	0
UOP	144	20	29	3,825
TOTALS	3,180		2,526	333,204

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	742.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	0	0	226.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			50.00	110.00	50.00	FF	



TOTAL OB/XF											
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1	000100	C	SFR	0			50.00	110.00	50.00	FF	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			333,204
TOTAL MARKET OB/XF VALUE			5,198
TOTAL LAND VALUE - MARKET			312,000
TOTAL MARKET VALUE			650,402
SOH/AGL Deduction			33,828
ASSESSED VALUE			616,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			616,574
TOTAL JUST VALUE			650,402
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			633,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200698	SWIM POOL	0	01/20/2021
20121497	DRYWL, DOOR	3,500	07/25/2012
B020294	XFOB	2,000	02/21/2002
B984206	NEW CONSTR	115,000	08/24/1998
3585B	N/A	400	02/01/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2379/0826	7/15/2020	WD	Q	I	01
GRANTOR: LAWRENCE BEVERLEE A &					SALE PRICE
GRANTEE: BLOUNT KIMBERLY J &					635,000
GRANTOR: LAWRENCE BEVERLEE A					
GRANTEE: LAWRENCE BEVERLY A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1999] W12 BAS=[YR=1999] W23 S40 E19 FOP=[YR=1999] S2 PTO=[YR=1999] S2 E4 N2 W4 \$ E4 N2 W4 \$ E4 N40 \$ S40 E12 N40 \$ PTR= E15 FUS=[YR=1999] E4 BAL=[YR=2000] N14 E26 S14 W26 \$ E31 S40 W23 UOP=[YR=1999] N12 W12 S12 E12 \$ N12 W12 N28 \$ W15 \$.											