

LOT 92  
IN OR 988/24  
BUCKS FDNA BEACH #1 PB 2/30

WALDEN JAMES II & PATRICIA TRUST/WALDEN JAMES II T  
2845 SOUTH FLETCHER AVENUE  
FERNANDINA BEACH, FL 32034-2337

2023

00-00-31-114A-0092-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 70  |
| Exterior Wall            | 17 CB STUCCO 30   |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 11 CLAY TILE 50   |
| Interior Floor           | 14 CARPET 50      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 3. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 04 Quality Level 04 |
| 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       | 716              | 100         | 716          | 102,743              |
| FGR       | 556              | 55          | 306          | 43,910               |
| FOP       | 28               | 30          | 8            | 1,148                |
| FST       | 36               | 55          | 20           | 2,870                |
| FUS       | 1,308            | 100         | 1,308        | 187,692              |
| FUS       | 1,308            | 100         | 1,308        | 187,692              |
| STR       | 28               | 10          | 3            | 430                  |
| STR       | 68               | 10          | 7            | 1,005                |
| STR       | 80               | 10          | 8            | 1,148                |
| UOP       | 184              | 20          | 37           | 5,310                |
| TOTALS    | 5,400            |             | 3,939        | 565,228              |

| EXTRA FEATURES |                 |
|----------------|-----------------|
| L N            | OB/XF CODE      |
| 1              | 0812 CONCRETE C |

| 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   | 0812       | CONCRETE C  | 0       | 100 | 0 | 0     |    |       | 4.00           | 100       | 2007    | 2007        | 3 | 89     | 4,162           |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000100   |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 10/16/2018 | BY | DJX |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                     | 01  | 3,939     | 108.8640    | 155.13         | 611,057        | 2007 | 2007 | 0    | 0    | 7.50 | 92.50  |
| 1 SFR CUST - 100% - 2008 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3332        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2008          |     |           |             |                |                |      |      |      |      |      |        |
|                          |     |           |             |                |                |      |      |      |      |      |        |

2845 S FLETCHER AVE, FERNANDINA BEACH

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 01/09/2007 | DJ | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,162       |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 312,000 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 2       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 2 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 565,228 |
| TOTAL MARKET OB/XF VALUE  |              |             | 4,162   |
| TOTAL LAND VALUE - MARKET |              |             | 312,000 |
| TOTAL MARKET VALUE        |              |             | 881,390 |
| SOH/AGL Deduction         |              |             | 398,191 |
| ASSESSED VALUE            |              |             | 483,199 |
| TOTAL EXEMPTION VALUE     | HX HB        |             | 50,000  |
| BASE TAXABLE VALUE        |              |             | 433,199 |
| TOTAL JUST VALUE          |              |             | 881,390 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 817,134 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20222402   | REPAIR/RRF  | 0       | 07/22/2022 |
| 20070064   | GAS         | 550     | 01/12/2007 |
| 20062597   | H/AC        | 7,200   | 11/27/2006 |
| 20061632   | NEW CONSTR  | 425,000 | 07/10/2006 |
| 20061621   | DEMOLITION  | 0       | 07/07/2006 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 0988/0024                      | 5/24/2001 | QC        | U     | V     | 01     |
| GRANTOR: WALDEN JAMES M II & P |           |           |       |       |        |
| GRANTEE: WALDEN JAMES M II &   |           |           |       |       |        |
| 0767/0101                      | 7/31/1996 | WD        | U     | V     | 07     |
| GRANTOR: ROBERTS CYNTHIA W & M |           |           |       |       |        |
| GRANTEE: WALDEN JAMES M II &   |           |           |       |       |        |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                |                                               |
|--------------------------------------------------------------------|-----------------------------------------------|
| UOP=[YR=2007]                                                      | W5 STR=[YR=2007] N4 W17 S4 E17\$ W25 S8       |
| BAS=[YR=2007]                                                      | S39 FOP=[YR=2007] S4 STR=[YR=2007] S4 E7      |
| UOP=[YR=2007]                                                      | S6 E23 N8 FGR=[YR=2007] N26 W16 FST=[YR=2007] |
| W6 S6 E6 N6\$ S6 W7 S20 E23\$ W23 S2\$ N4 W7\$ E7 N4W7\$ E7 N14 E1 |                                               |
| N6 E22 N19 W30\$ E30 N8\$ PTR=E15 UOP=[YR=2007] S8                 |                                               |
| FUS=[YR=2007] S39 E7 S6 UOP=[YR=2007] S8 E23 N8 W23\$ E23          |                                               |
| N45 W30\$ E30 N8 W5 STR=[YR=2007] N4 W20 S4 E20\$ W25\$ W15\$      |                                               |
| PTR=E60 UOP=[YR=2007] S8 FUS=[YR=2007] S39 E7 S6                   |                                               |
| UOP=[YR=2007] S8 E23 N8 W23\$ E23 N45 W30\$ E30 N8 W30\$ W60\$.    |                                               |