LOT 2
ECHOES OF PARADISE PB 6/62

LESSIN LAWRENCE & JUDITH JOINT REVOC LVG TRUST/LES
10 GLEN EAGLES COURT
SILVER SPRING, MD 20906

2023

00-00-31-124E-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

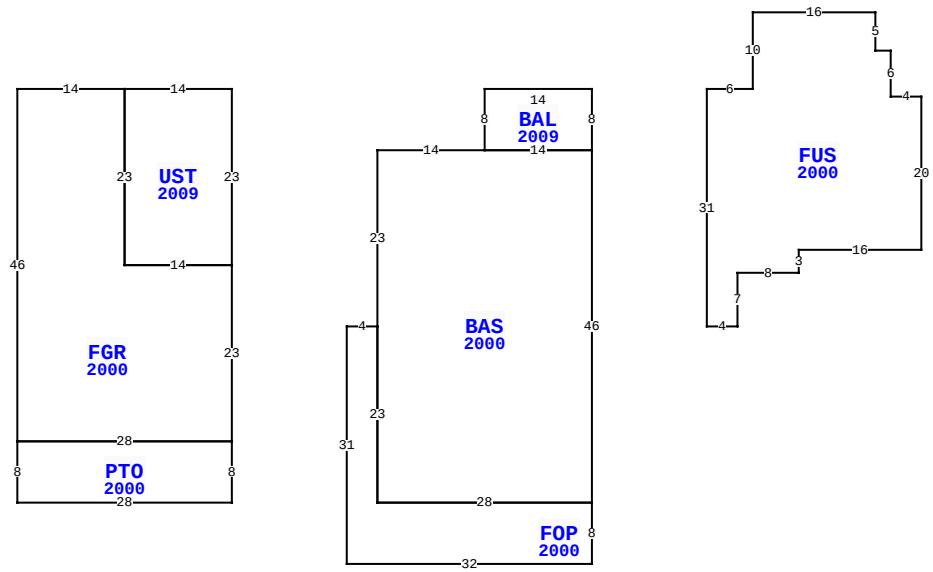
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	3.	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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	2,091
BAS	1,288	100	1,288	158,440
FGR	966	55	531	65,320
FOP	348	30	104	12,794
FUS	818	100	818	100,624
PTO	224	5	11	1,353
UST	322	45	145	17,837
TOTALS	4,078		2,914	358,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,914	113.2089	134.44	391,758	2000	2005	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 2106 HX Base Yr



1345 N FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	358,459
TOTAL MARKET OB/XF VALUE	19,894
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	828,353
SOH/AGL Deduction	186,943
ASSESSED VALUE	641,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	641,410
TOTAL JUST VALUE	828,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	717,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121772	REROOF W/METAL	11,300	08/22/2012
20042386	CIRCUIT FOR POOL	1,000	12/20/2004
20042171	SWIM POOL	23,000	11/17/2004
991077	NEW CONSTR	130,000	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/0083	1/22/2020	WD	U	I	11	100
GRANTOR: LESSIN LAWRENCE S & J						
GRANTEE: LESSIN LAWRENCE & J						
1718/1021	12/28/2010	WD	Q	I	02	495,700
GRANTOR: CORLEY LAMAR T & NANC						
GRANTEE: LESSIN LAWRENCE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2009] W14S8 BAS 2000= W14 S23 FOP=[YR=2000] W4 S31 E32 N8 W28 N23 $ S23 E28 N46W14$E14N8$ PTR= E15 FUS=[YR=2000] E6 N10E16 S5 E2 S6 E4 S20 W16 S3 W8 S7 W4 N31 $ W15 $ PTR= W47 UST=[YR=2009] W14 FGR=[YR=2000] W14 S46 PTO=[YR=2000] S8 E28 N8 W28$ E28 N23W14N23$ S23E14N23$ E47$.

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
2	0962	SKYLIGHT	0	0	0	0	2.00	UT	250.00	250.00	100	2000	2000	3	80	400	
3	1241	WD DECK G	0	0	8	14	112.00	UT	11.50	11.50	100	2000	2000	3	29	374	
4	1241	WD DECK G	0	0	6	4	24.00	UT	14.38	14.38	100	2000	2000	3	29	100	
5	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	2000	2000	3	80	905	
6	0810	CONCRETE A	0	0	55	20	1,100.00	SF	6.50	6.50	100	2000	2000	3	80	5,720	
7	0866	POOL FIBER	0	0	0	0	372.00	SF	72.00	72.00	100	2005	2005	3	27	7,232	
8	0845	KOOL DECK	0	0	0	0	605.00	SF	7.25	7.25	100	2005	2005	3	87	3,816	
10	0871	POOL HTR R	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	27	1,080	
11	0851	PATIO STON	0	0	50	3	150.00	SF	1.50	1.50	100	2005	2005	3	87	196	
12	1242	WD DECK A	0	0	4	6	24.00	SF	11.00	11.00	100	2005	2005	3	27	71	

TOTAL OB/XF 19,894

LAND DESCRIPTION

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	0006	R-1	50.00	94.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS