LOT 140
GA FDNA BEACH 2 UNR
IN OR 2367/1817

BULIVANT KEVIN REV TRUST/ROTUNNO MARY LYNN REV TRU
169 SAN ALESO AVE
SAN FRANCISCO, CA 94127

2023

00-00-31-134B-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

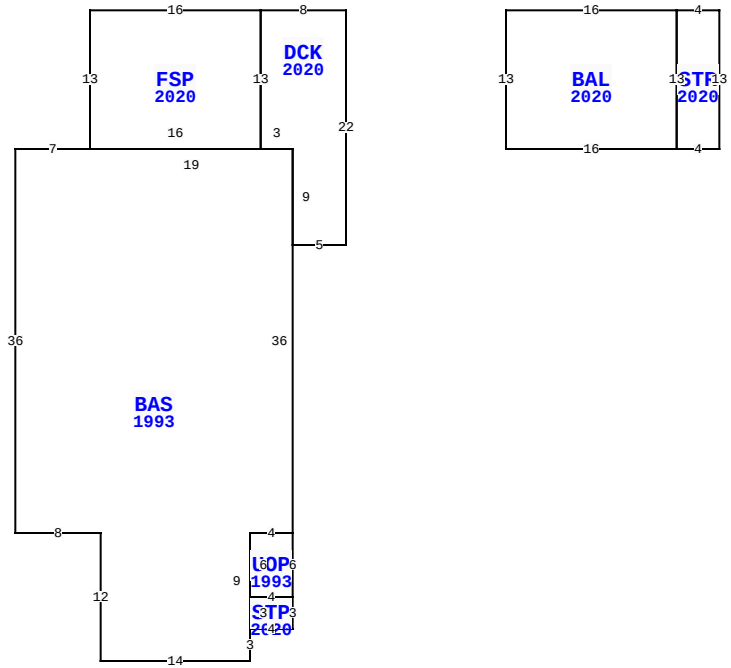
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	208	15	31	4,547
BAS	1,104	100	1,104	161,937
DCK	149	10	15	2,200
FSP	208	40	83	12,175
STP	12	10	1	147
STR	52	10	5	733
UOP	24	20	5	733
TOTALS	1,757		1,244	182,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,244	138.0120	163.89	203,879	1940	2000	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1104 HX Base Yr



532 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,472
TOTAL MARKET OB/XF VALUE	2,817
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	485,289
SOH/AGL Deduction	26,147
ASSESSED VALUE	459,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	459,142
TOTAL JUST VALUE	485,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	461,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190378	INT/EXT RENO	0	06/05/2019
19990976	XFOB	1,600	08/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1817	6/08/2020	WD	Q	I	01	450,000
GRANTOR: HOMEFRONT BY STEPHEN						
GRANTEE: BULIVANT KEVIN REVO						
2280/0582	5/21/2019	WD	Q	I	02	286,000
GRANTOR: NORTH FLETCHER LLC						
GRANTEE: HOMEFRONT BY STEPHE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2020] W8 FSP=[YR=2020] W16 S13 BAS=[YR=1993] W7 S36 E8 S12 E14 N3 STP=[YR=2020] E4 N3 UOP=[YR=1993] N6 W4 S6 E4$ W4 S3$ N9 E4 N36 W19$ E16 N13$ S13 E3 S9 E5N22$ PTR= E15 BAL=[YR=2020] E16 STR=[YR=2020] E4 S13 W4 N13$ S13 W16 N13$ W15$.

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	0476	VF 6 SBPL	0	0	0	0	64.00	LF	35.20	35.20	100	2020	2020	3	98	2,208	
2	0470	VNYL GATE	0	0	0	0	1.00	UT	330.00	330.00	100	2020	2020	3	98	323	
3	1242	WD DECK A	0	0	4	7	28.00	SF	11.00	11.00	100	2020	2020	3	93	286	

LAND DESCRIPTION

TOTAL OB/XF 2,817

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 06/17/2020 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS