

LOT 15
IN OR 2061/316
HAMBYS SUB PB 2/32

HIGHBEAM INC
960194 GATEWAY BLVD STE 101
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	08	DECORATIVE 10
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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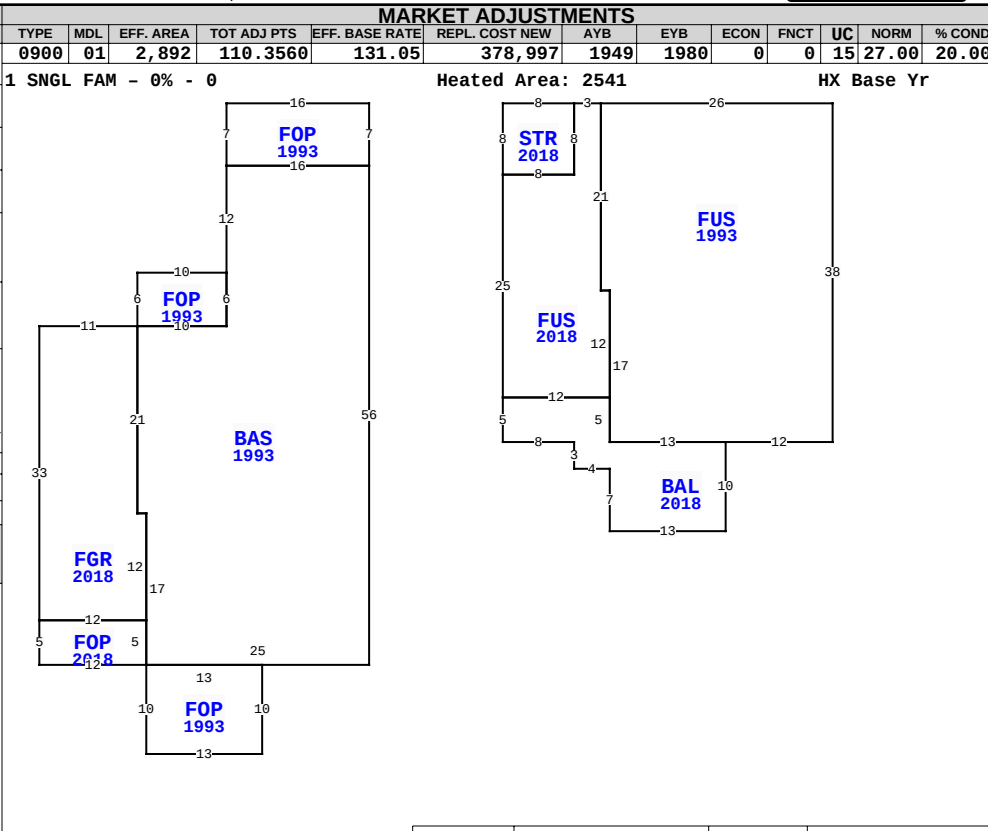
NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	202	15	30	786
BAS	1,259	100	1,259	32,998
FGR	375	55	206	5,399
FOP	60	30	18	472
FOP	112	30	34	891
FOP	130	30	39	1,022
FOP	60	30	18	472
FUS	971	100	971	25,450
FUS	311	100	311	8,151
STR	64	10	6	157
TOTALS	3,544		2,892	75,799

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	1965	1965	3	20	333	
2	0855	CONC PAVER	0	0	0	0	877.00	SF	7.00	7.00	100	2018	2018	3	98	6,016	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1949	1949	3	20	700	
4	0861	POOL GUNIT	0	0	30	14	420.00	SF	85.00	85.00	100	1972	1972	3	20	7,140	
5	0845	KOOL DECK	0	0	0	0	644.00	SF	7.25	7.25	100	1972	1972	3	24	1,121	
6	0415	BEACHWALK	0	0	0	0	704.00	SF	5.75	5.75	100	1998	1998	3	20	810	
7	0820	WOOD WALK	0	0	0	0	258.00	SF	11.75	11.75	100	1987	1987	3	40	1,213	
8	1242	WD DECK A	0	0	16	9	144.00	SF	8.00	8.00	100	1991	1991	3	20	230	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



2100 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF		
L N	OB/XF CODE	DESCRIPTION
1	0810	CONCRETE A
2	0855	CONC PAVER
3	0500	FP-PRE FAB
4	0861	POOL GUNIT
5	0845	KOOL DECK
6	0415	BEACHWALK
7	0820	WOOD WALK
8	1242	WD DECK A

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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	141,320	
TOTAL MARKET OB/XF VALUE	17,563	
TOTAL LAND VALUE - MARKET	900,000	
TOTAL MARKET VALUE	1,058,883	
SOH/AGL Deduction	0	
ASSESSED VALUE	1,058,883	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,058,883	
TOTAL JUST VALUE	1,058,883	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	1,072,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200171	REMODEL	99,000	04/21/2020
20200009	DEMOLITION	0	03/26/2020
20181741	REMODEL	55,000	05/22/2018
20131740	ROOF	7,000	07/24/2013
20053097	ELEC OTHER	2,000	11/30/2005
20042139	REPAIR/RRF	1,000	11/12/2004

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2061/0316	7/22/2016	WD Q
GRANTOR: BURNS LEGACY TRUST		
GRANTEE: HIGHBEAM INC		
1642/0370	9/24/2009	TD U I 30
GRANTOR: BURNS PAUL C JR TRUST		
GRANTEE: BURNS PAUL C JR TRU		

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=1993] W16 S7 BAS=[YR=1993] S12 FOP=[YR=1993] W10 S6		
FGR=[YR=2018] W11 S33 FOP=[YR=2018] S5 E12 N5 W12\$ E12 N12 W1		
N21\$ E10 N6\$ S6 W10 S21 E1 S17 FOP=[YR=1993] S10 E13 N10 W13		
\$ E25 N56 W16 \$ E16 N7\$ PTR= E15 STR=[YR=2018] E8		
FUS=[YR=2018] E3 FUS=[YR=1993] E26 S38 W12 BAL=[YR=2018] S10		
W13 N7 W4 N3 W8 N5 E12 S5 E13\$ W13N17 W1 N21\$ S21 E1 S12 W12		
N25 E8 N8\$ S8 W8 N8\$ W15 \$.		

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