

LOT 24
IN OR 1938/608
HAMBYS SUB PBK 2/32

ROBAS VICTORIA B
PO BOX 15430
FERNANDINA BEACH, FL 32035

2023

00-00-31-1360-0024-0000



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	08 CLAY TILE 100
Interior Wall	03 PLASTER 90
Interior Wall	08 DECORATIVE 10
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	02 WOOD FRAME 100
Frame	1. 1. 100
Stories	0 100
Units	02 DIST FB 100
BUD8 Adjustme	00 NONE 100
Occupancy	
Quality	03 Quality Level 03
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	1,472	100	1,472	204,542
FOP	80	30	24	3,335
UOP	36	20	7	973
UOP	80	20	16	2,223
TOTALS	1,668		1,519	211,073

EXTRA FEATURES	
L N	OB/XF CODE
1	0835 QUARY TILE
2	0810 CONCRETE A
3	0462 ST/AL FNC

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,519	131.4780	156.13	237,161	1941	2000	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2015 Heated Area: 1472 HX Base Yr 2015											
2161 S FLETCHER AVE, FERNANDINA BEACH											

TOTAL OB/XF	
2,412	

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2,412	

NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,073
TOTAL MARKET OB/XF VALUE	2,412
TOTAL LAND VALUE - MARKET	308,750
TOTAL MARKET VALUE	522,235
SOH/AGL Deduction	372,948
ASSESSED VALUE	149,287
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	99,287
TOTAL JUST VALUE	522,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	503,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171983	REMODEL	120,000	06/28/2017
20161431	DEMO STRG/DCK	0	05/20/2016
20110208	REPAIR/RRF	400	02/14/2011
20102196	REPAIR/RRF	900	12/28/2010
20071113	H/AC	5,000	06/14/2007
20071114	H/AC	5,000	06/14/2007

SALES DATA	
OFF RECORD Number	DATE
1938/0608	9/16/2014
GRANTOR: STRICKLAND ANN R	
GRANTEE: ROBAS VICTORIA B	
1938/0605	9/16/2014
GRANTOR: ANDERSON JANE A	
GRANTEE: ROBAS VICTORIA B	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W34 S40 UOP=[YR=1994] S8 E10 FOP=[YR=1993] E1 UOP=[YR=1993] S4 E9 N4 W9 \$ E9 N8 W10 S8\$ N8 W10\$ E20 S8 E14 N48\$.	