LOT 29
IN OR 1758/1857
HAMBYS SUB PB 2/32

BUCHANAN CAROL
2160 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

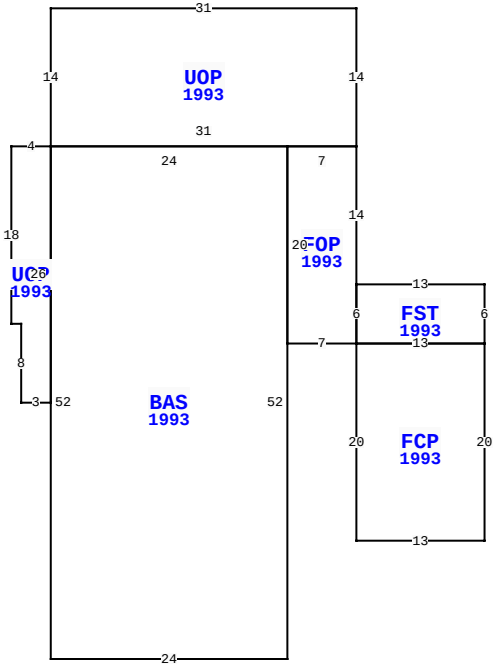
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	173,528
FCP	260	25	65	9,038
FOP	140	30	42	5,840
FST	78	55	43	5,979
UOP	96	20	19	2,642
UOP	434	20	87	12,097
TOTALS	2,256		1,504	209,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,504	120.4620	171.66	258,177	1970	1975	0	0	0	19.00	81.00

1 SFR CUST – 100% - 1988 Heated Area: 1248 HX Base Yr 1988



2160 S 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		209,123
TOTAL MARKET OB/XF VALUE		3,410
TOTAL LAND VALUE - MARKET		900,000
TOTAL MARKET VALUE		1,112,533
SOH/AGL Deduction		945,419
ASSESSED VALUE		167,114
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		112,114
TOTAL JUST VALUE		1,112,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,119,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122496	FNCRAIL	1,500	12/12/2012
20051486	REPAIR/RRF	5,000	03/31/2005
B2004020	REPAIR/RRF	950	09/18/2000
4432	N/A	2,500	08/13/1987
3387	N/A	1,500	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1758/1857	10/06/2011	QC	U	I	11	100
GRANTOR: BUCHANAN CLAYTON W II						
GRANTEE: BUCHANAN CAROL LIVI						
0510/0543	2/13/1987	FS	U	I		100
GRANTOR: BUCHANAN JOE D JR						
GRANTEE: BUCHANAN CLAYTON II						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 FOP=[YR=1993] N14 UOP=[YR=1993] N14 W31 S14 E31 $ W7 BAS=[YR=1993] W24 UOP=[YR=1993] W4 S18 E1 S8 E3 N26 $ S52 E24 N52 $ S20 E7 FCP=[YR=1993] S20 E13 N20 W13 $ N6 $ S6 E13 N6 $.

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	0812	CONCRETE C	0	100	0	0	1,176.00	SF	4.00	4.00	100	1985	1985	3	49.5	2,328	
2	1242	WD DECK A	0	100	14	14	196.00	SF	10.00	10.00	100	1995	1995	3	20	392	
3	0415	BEACHWALK	0	100	3	200	600.00	SF	5.75	5.75	100	1995	1995	3	20	690	

LAND DESCRIPTION

TOTAL OB/XF 3,410

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	000120	C	SFR OCN FT	100			50.00	250.00	50.00	FF		1.00	1.00	1.20	15,000.00	18,000.00	900,000							

REVIEW DATE 10/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS