LOT 34 S1/2 OF 32
IN OR 1901/1292
HAMBYS SUB PB 2/32

FINA JUSTIN & LERA L
2219 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

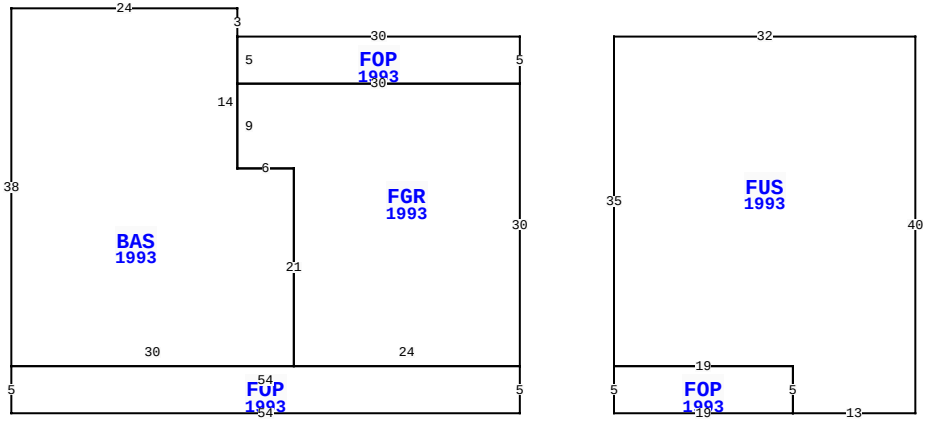
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
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	1,038	100	1,038	111,113
FGR	774	55	426	45,601
FOP	95	30	28	2,997
FOP	150	30	45	4,817
FOP	270	30	81	8,671
FUS	1,185	100	1,185	126,849
TOTALS	3,512		2,803	300,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,803	129.2352	153.47	430,176	1965	1970	0	0	0	30.25	69.75

1 SNGL FAM – 100% - 2015 Heated Area: 2223 HX Base Yr 2015



2219 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		300,048
TOTAL MARKET OB/XF VALUE		3,763
TOTAL LAND VALUE - MARKET		507,000
TOTAL MARKET VALUE		810,811
SOH/AGL Deduction		362,699
ASSESSED VALUE		448,112
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		398,112
TOTAL JUST VALUE		810,811
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181281	KITREM	40,000	04/18/2017
20110709	H/AC	5,000	05/10/2011
B041258	REPAIR/RRF	3,000	07/08/2004
B033748	REMODEL	6,000	09/10/2003
BP4349	N/A	3,500	06/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1901/1292	2/06/2014	WD	Q	I	02	446,000

GRANTOR: KIRBY JERRY D

GRANTEE: FINA JUSTIN & LERA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W30 BAS=[YR=1993] N3 W24 S38 FOP=[YR=1993] S5 E54 N5 W54 $E30 N21 W6 N14 $ S5 FGR=[YR=1993] S9 E6 S21 E24 N30 W30 $ E30 N5 $ PTR= E10 FUS=[YR=1993] E32 S40 W13 FOP=[YR=1993] W19 N5 E19 S5 $ N5 W19 N35 $ W10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	1980	1980	3	35	2,048	

LAND DESCRIPTION

TOTAL OB/XF 3,763

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	100			78.00	110.00	78.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	507,000							

REVIEW DATE 10/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 507,000 Market: 0 Agricultural: 0 Common: 507,000 PRINTED 08/02/2023 BY SYS