LOT 40
HAMBYS SUB PB 2/32

JANRAY TRUST/JUNK RAYMOND B II TRUSTEE
3787 CREEK HOLLOW LN
MIDDLEBURG, FL 32068

2023

00-00-31-1360-0040-0000

BUILDING CHARACTERISTICS

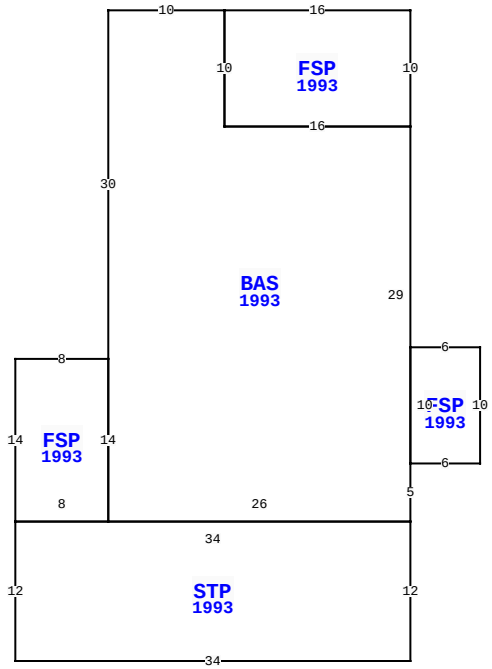
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	04	PLYWOOD 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	984	90,733
FSP	60	40	24	2,213
FSP	112	40	45	4,149
FSP	160	40	64	5,901
STP	408	10	41	3,781
TOTALS	1,724		1,158	106,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,158	116.0700	137.83	159,607	1941	1965	0	0	0	33.10	66.90

1 SNGL FAM – 0% - 0 Heated Area: 984 HX Base Yr



2265 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	106,777
TOTAL MARKET OB/XF VALUE	2,319
TOTAL LAND VALUE - MARKET	345,800
TOTAL MARKET VALUE	454,896
SOH/AGL Deduction	43,108
ASSESSED VALUE	411,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,788
TOTAL JUST VALUE	454,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091231	H/AC	4,000	09/15/2009
20051771	REPAIR/RRF	3,000	05/11/2005
B033111	REMODEL	1,000	05/19/2003
8325	REPAIR/RRF	5,950	05/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/1825	11/11/2022	WD	U	I	11	100
GRANTOR: JUNK RAYMOND B II & J						
GRANTEE: JANRAY TRUST						
2159/0297	11/21/2017	DG	U	I	11	100
GRANTOR: JUNK RAYMOND B II						
GRANTEE: JUNK RAYMOND B II &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W16 BAS=[YR=1993] W10 S30 FSP=[YR=1993] W8 S14
STP=[YR=1993] S12 E34 N12 W34 $ E8 N14 $ S14 E26 N5
FSP=[YR=1993] E6 N10 W6 S10 $ N29 W16 N10 $ S10 E16 N10 $.

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
2	1242	WD DECK A	0	0	8	3	24.00	SF	10.00	10.00	100	1985	1985	3	20	48	
3	0802	ASPHALT B	0	0	0	0	668.00	SF	2.40	2.40	100	1980	1980	3	50	802	
4	0940	SHEDS/PORT	0	0	18	10	180.00	SF	30.00	30.00	100	1980	1980	3	20	1,080	
5	0479	VF PICKET	0	0	0	0	54.00	LF	10.00	10.00	100	2006	2006	3	72	389	

LAND DESCRIPTION

TOTAL OB/XF 2,319

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			56.00	110.00	56.00	FF		1.00	1.00	0.95	6,500.00	6,175.00	345,800							

REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 345,800 Market: 0 Agricultural: 0 Common: 345,800 PRINTED 08/02/2023 BY SYS