LOT 41
IN OR 2092/348
HAMBYS SUB PB 2/32

**MONEY FOR NOTHIN LIVING TRUST/GARDY TERRY TRUSTEE**
2230 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

# 2023

**00-00-31-1360-0041-0000**

## BUILDING CHARACTERISTICS

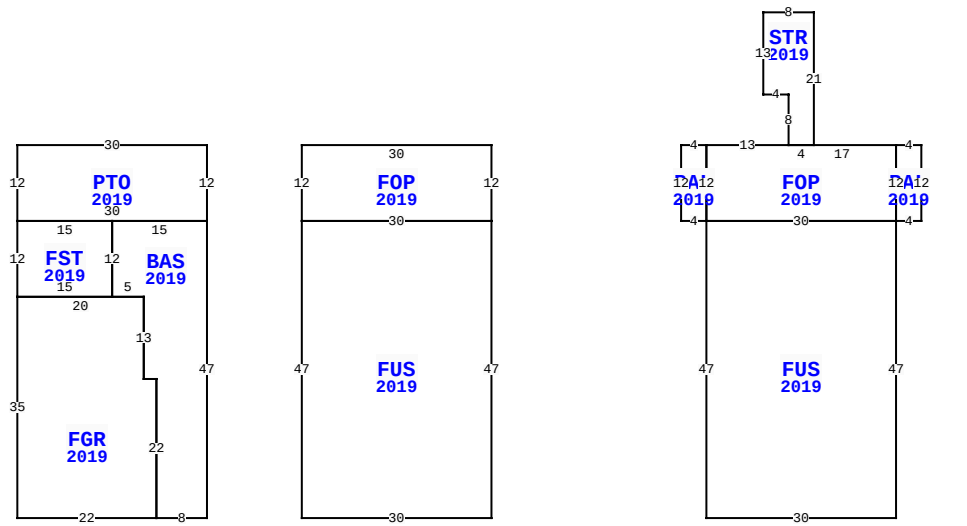
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| 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 |
|---|---|---|---|---|
| BAL | 48 | 15 | 7 | 1,485 |
| BAL | 48 | 15 | 7 | 1,485 |
| BAS | 486 | 100 | 486 | 103,108 |
| FGR | 744 | 55 | 409 | 86,773 |
| FOP | 360 | 30 | 108 | 22,912 |
| FOP | 360 | 30 | 108 | 22,912 |
| FST | 180 | 55 | 99 | 21,004 |
| FUS | 1,410 | 100 | 1,410 | 299,141 |
| FUS | 1,410 | 100 | 1,410 | 299,141 |
| PTO | 360 | 5 | 18 | 3,819 |
| TOTALS | 5,542 | | 4,076 | 864,751 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,076 | 150.9165 | 215.06 | 876,585 | 2019 | 2019 | 0 | 0 | 0 | 1.35 | 98.65 |

1 SFR CUST – 100% - 2020 Heated Area: 3306 HX Base Yr 2020




** This building has 11 Sub-Areas

2230 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 864,751 |
| TOTAL MARKET OB/XF VALUE | | 39,226 |
| TOTAL LAND VALUE - MARKET | | 900,000 |
| TOTAL MARKET VALUE | | 1,803,977 |
| SOH/AGL Deduction | | 377,211 |
| ASSESSED VALUE | | 1,426,766 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 1,376,766 |
| TOTAL JUST VALUE | | 1,803,977 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,847,680 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200817 | XFOB | 0 | 11/30/2020 |
| 20181667 | CO ISSUED | 0 | 12/12/2019 |
| 20181667 | NEW CONSTR | 456,006 | 05/17/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2092/0348 | 12/30/2016 | WD | Q | V | 01 | 625,000 |
| GRANTOR: EVANS JOHN R | | | | | | |
| GRANTEE: MONEY FOR NOTHIN LI | | | | | | |
| 1972/0730 | 3/27/2015 | WD | Q | V | 01 | 681,300 |
| GRANTOR: KERNS DAVID G & LISA | | | | | | |
| GRANTEE: EVANS JOHN R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2019] W30 S12 FST=[YR=2019] S12 FGR=[YR=2019] S35 E22 BAS=[YR=2019] E8 N47 W15 S12 E5 S13 E2 S22$ N22 W2 N13 W20$ E15 N12 W15$ E30 N12$ PTR=E15 FOP=[YR=2019] E30 S12 FUS=[YR=2019] S47 W30 N47 E30$ W30 N12$ W15$ PTR=E75 BAL=[YR=2019] E4 S12 W4 FUS=[YR=2019] S47 W30 N47 E30$ N12$ S12 W30 N12$ S12 W4 N12$ W75$.

## 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 | 2019 | 2019 | 3 | 99 | 3,465 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,339.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 13,256 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 186.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 1,841 | |
| 4 | 0410 | ELEVATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2019 | 2019 | 3 | 100 | 10,000 | |
| 5 | 0415 | BEACHWALK | 0 | 100 | 0 | 0 | 956.00 | SF | 11.50 | 11.50 | 100 | 2021 | 2021 | 3 | 97 | 10,664 | |

## LAND DESCRIPTION

TOTAL OB/XF 39,226

| 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 03/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS