LOT 42
OR 502 PG 887
HAMBYS SUB PB 2/32

MANHEIN JERE
PO BOX 63
COLUMBUS, MS 39703

2023

00-00-31-1360-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

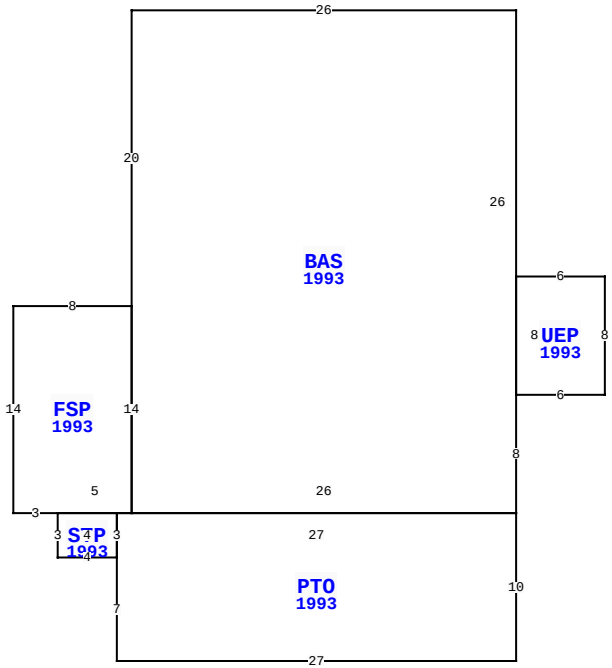
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	76,766
FSP	112	40	45	3,908
PTO	270	5	14	1,216
STP	12	10	1	87
UEP	48	60	29	2,518
TOTALS	1,326		973	84,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	973	119.8800	142.36	138,516	1941	1970	0	0	0	39.00	61.00

1 SNGL FAM – 0% - 0 Heated Area: 884 HX Base Yr



2279 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	84,495
TOTAL MARKET OB/XF VALUE	455
TOTAL LAND VALUE - MARKET	345,800
TOTAL MARKET VALUE	430,750
SOH/AGL Deduction	38,304
ASSESSED VALUE	392,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,446
TOTAL JUST VALUE	430,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052232	REPAIR/RRF	1,000	07/15/2005
B002907	REPAIR/RRF	1,200	05/10/2000
B984220	REPAIR/RRF	2,000	08/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0502/0887	11/01/1986	FS	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 FSP=[YR=1993] W8 S14 E3 STP=[YR=1993] S3 E4 PTO=[YR=1993] S7 E27 N10 W27 S3$ N3 W4 $ E5 N14 $ S14 E26 N8 UEP=[YR=1993] E6 N8 W6 S8 $ N26 $.

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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1980	1980	3	35	455	

LAND DESCRIPTION

TOTAL OB/XF 455

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 10/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 345,800 Market: 0 Agricultural: 0 Common: 345,800 PRINTED 08/02/2023 BY SYS