LOT 43
HAMBYS SUB PB 2/32

**MARSHALL BRUCE & LINDA FAMILY REV TRUST/MARSHALL B**
2242 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1360-0043-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

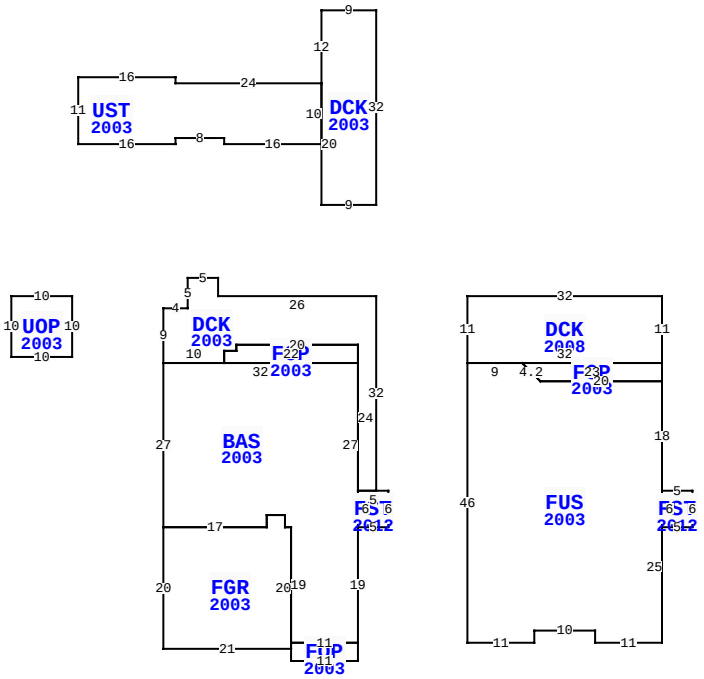
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1052.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,067 | 100 | 1,067 | 172,017 |
| DCK | 288 | 10 | 29 | 4,676 |
| DCK | 391 | 10 | 39 | 6,287 |
| DCK | 352 | 10 | 35 | 5,643 |
| FGR | 426 | 55 | 234 | 37,724 |
| FOP | 33 | 30 | 10 | 1,613 |
| FOP | 64 | 30 | 19 | 3,063 |
| FOP | 65 | 30 | 20 | 3,224 |
| FST | 30 | 55 | 16 | 2,580 |
| FST | 30 | 55 | 16 | 2,580 |
| TOTALS | 4,642 | | 3,077 | 496,060 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,077 | 124.3242 | 177.16 | 545,121 | 2003 | 2003 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SFR CUST – 100% - 0 Heated Area: 2455 HX Base Yr




** This building has 13 Sub-Areas

2242 S FLETCHER AVE, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 496,060 |
| TOTAL MARKET OB/XF VALUE | | 17,611 |
| TOTAL LAND VALUE - MARKET | | 900,000 |
| TOTAL MARKET VALUE | | 1,413,671 |
| SOH/AGL Deduction | | 637,414 |
| ASSESSED VALUE | | 776,257 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 726,257 |
| TOTAL JUST VALUE | | 1,413,671 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,437,820 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121906 | NEW CONSTR | 900 | 09/13/2012 |
| 20120897 | ELEVATOR | 30,000 | 05/17/2012 |
| 20111091 | REMODEL | 4,367 | 07/05/2011 |
| 20090479 | GAS | 800 | 04/17/2009 |
| 20090469 | ELEC OTHER | 6,000 | 04/16/2009 |
| 20080036 | ADDITION | 8,000 | 01/08/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2278/0570 | 5/28/2019 | SW | U | I | 11 | 100 |
| GRANTOR: MARSHALL LINDA L & BR | | | | | | |
| GRANTEE: BRUCE & LINDA MARSH | | | | | | |
| 1800/1938 | 6/28/2012 | WD | U | I | 30 | 100 |
| GRANTOR: MARSHALL LINDA L & BR | | | | | | |
| GRANTEE: MARSHALL LINDA L & | | | | | | |

## BUILDING NOTES

## 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 | 2003 | 2003 | 3 | 88 | 3,080 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 979.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 84 | 4,276 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 43.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 84 | 235 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 3 | 3 | 9.00 | SF | 10.00 | 10.00 | 100 | 2003 | 2003 | 3 | 22 | 20 | |
| 5 | 0410 | ELEVATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2012 | 2012 | 3 | 100 | 10,000 | |

## BUILDING DIMENSIONS

DCK=[YR=2003] W26 N3 W5 S5 W4 S9 BAS=[YR=2003] S27 FGR=[YR=2003] S20 E21 FOP=[YR=2003] S2 E11 N3 W11 S1 $ N20 W1 N2 W3 S2 W17 $ E17 N2 E3 S2 E1 S19 E11 N19 FST=[YR=2012] E5 N6 W5 S6$ N27 FOP=[YR=2003] N3 W20 S1 W2 S2 E22 $ W32 $ E10 N2 E2 N1 E20 S24E3 N32 $ PTR= E15 DCK=[YR=2008] E32 S11 FOP=[YR=2003] S3 FUS=[YR=2003] S18 FST=[YR=2012] E5 S6 W5 N6$ S25 W11 N2 W10 S2 W11 N46 E9 D3 R3 E20$W20 L3 U3 E23$ W32 N11$ W15$PTR= N15 DCK=[YR=2003] N32 W9 S12 UST=[YR=2003] W24 N1 W16 S11 E16 N1 E8 S1 E16N10 $ S20 E9 $ S15 $ PTR= W50 UOP=[YR=2003] W10 S10 E10 N10 $ E50$ .

## LAND DESCRIPTION

TOTAL OB/XF 17,611

| 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 08/16/2017 BY DJX Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/02/2023 BY SYS