LOT 46
HAMBYS SUB PB 2/32

KRESSE-HUDSON DENISE L
2295 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0046-0000

BUILDING CHARACTERISTICS

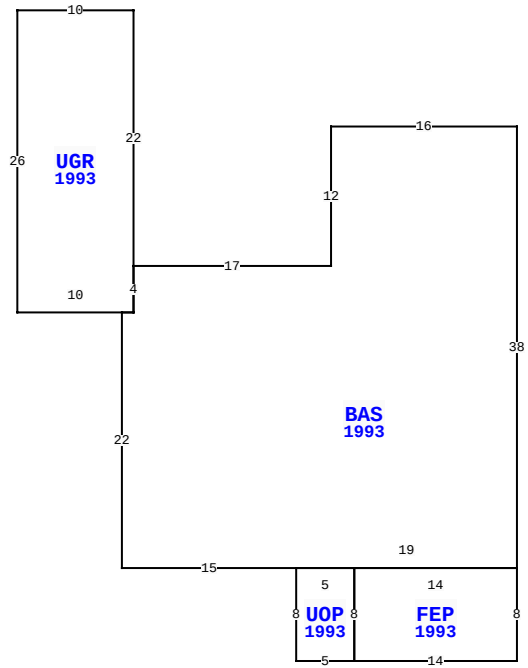
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,072	100	1,072	129,000
FEP	112	80	90	10,830
UGR	260	45	117	14,079
UOP	40	20	8	962
TOTALS	1,484		1,287	154,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,287	126.6720	150.42	193,591	1945	1970	0	0	0	20.00	80.00

1 SNGL FAM – 100% - 2015 Heated Area: 1072 HX Base Yr 2015



2295 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		154,873
TOTAL MARKET OB/XF VALUE		5,039
TOTAL LAND VALUE - MARKET		308,750
TOTAL MARKET VALUE		468,662
SOH/AGL Deduction		226,039
ASSESSED VALUE		242,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,623
TOTAL JUST VALUE		468,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173723	HRDBRD	5,000	11/29/2017
20131546	WINDOWS	3,605	08/03/2013
20042055	REPAIR/RRF	1,000	11/03/2004
B003213	REMODEL	14,500	06/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2506/0365	10/13/2021	QC	U	I	11	100
GRANTOR: HUDSON FRANCIS E & DE						
GRANTEE: KRESSE-HUDSON DENIS						
1902/1447	1/31/2014	SW	Q	I	02	236,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: HUDSON FRANCIS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S12 W17 UGR=[YR=1993] N22 W10 S26 E10 N4$ S4 W1 S22 E15 UOP=[YR=1993] S8E5 FEP=[YR=1993] E14 N8 W14 S8$ N8 W5$ E19 N38$.

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	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	2005	2005	3	87	3,321	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200	
3	1076	TRELLIS A	0	100	0	0	345.00	SF	7.50	7.50	100	1995	1995	3	20	518	

LAND DESCRIPTION

TOTAL OB/XF 5,039

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			50.00	110.00	50.00	FF		1.00	1.00	0.95	6,500.00	6,175.00	308,750							

REVIEW DATE 03/06/2018 BY DJX Total Acres: 0.00 Total Land Value: 308,750 Market: 0 Agricultural: 0 Common: 308,750 PRINTED 08/02/2023 BY SYS