

LOT 54 EX 15 FT IN SW COR
& PT LOT 48
IN OR 1907/761

COONROD DAVID KELLY JR
2337 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1360-0054-0000



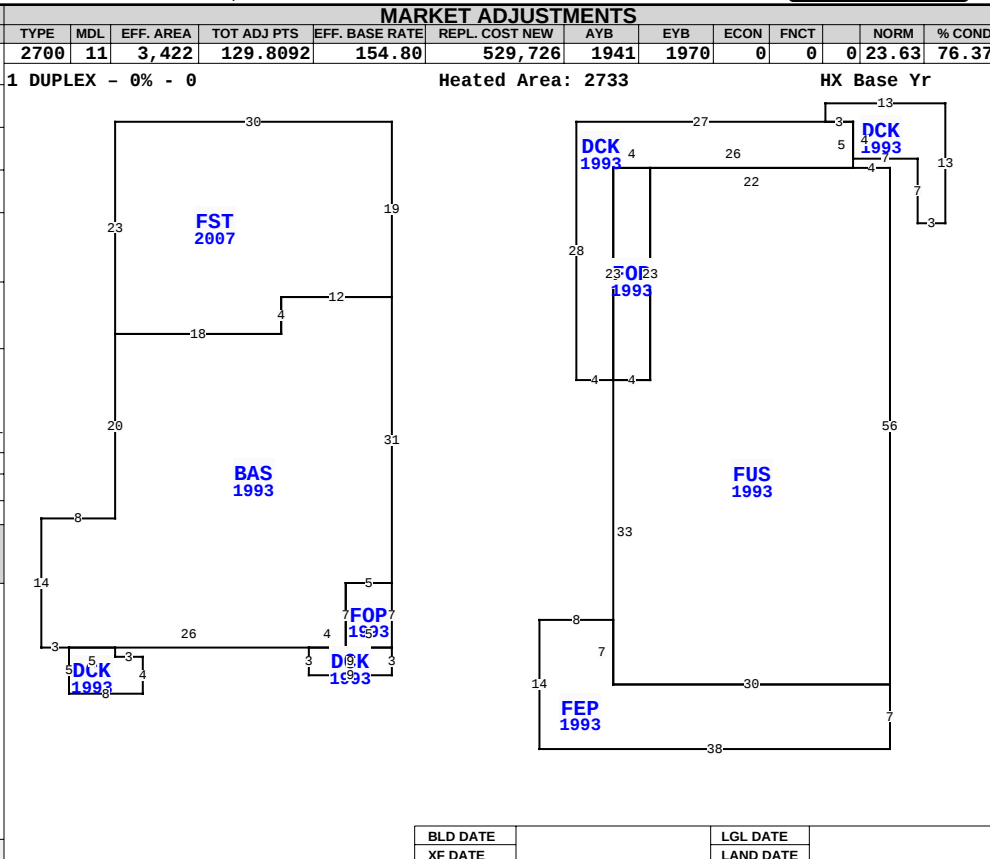
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,145	100	1,145	135,363
DCK	27	10	3	354
DCK	37	10	4	473
DCK	87	10	9	1,064
DCK	242	10	24	2,837
FEP	322	80	258	30,501
FOP	35	30	10	1,182
FOP	92	30	28	3,310
FST	642	55	353	41,732
FUS	1,588	100	1,588	187,734
TOTALS	4,217		3,422	404,552

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	0	2,743.00	SF	4.00	4.00
2	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50
3	1242	WD DECK A	0	0	15	17	255.00	SF	10.00	10.00
4	1242	WD DECK A	0	0	0	0	945.00	SF	10.00	10.00
5	1242	WD DECK A	0	0	0	0	102.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000800	C	MULTI-FAM	0			50.00	110.00	50.00	FF



TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	0	2,743.00	SF	4.00	4.00
2	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50
3	1242	WD DECK A	0	0	15	17	255.00	SF	10.00	10.00
4	1242	WD DECK A	0	0	0	0	945.00	SF	10.00	10.00
5	1242	WD DECK A	0	0	0	0	102.00	SF	10.00	10.00

TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000800	C	MULTI-FAM	0			50.00	110.00	50.00	FF

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										
VALUATION BY	STANDARD									
Tax Group: 2	Tax Dist:									
BUILDING MARKET VALUE	404,552									
TOTAL MARKET OB/XF VALUE	7,993									
TOTAL LAND VALUE - MARKET	308,750									
TOTAL MARKET VALUE	721,295									
SOH/AGL Deduction	149,634									
ASSESSED VALUE	571,661									
TOTAL EXEMPTION VALUE	0									
BASE TAXABLE VALUE	571,661									
TOTAL JUST VALUE	721,295									
NCON VALUE	0									
INCOME VALUE	0									
PREVIOUS YEAR MKT VALUE	622,705									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122018	STUCCO	8,000	09/28/2012
20062547	H/AC	700	11/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/0761	3/14/2014	QC	U	I	11	100
GRANTOR: COONROD DAVID KELLY J						
GRANTEE: COONROD DAVID KELLY						
1804/0108	7/16/2012	WD	U	I	12	260,000
GRANTOR: BANKUNITED NA						
GRANTEE: COONROD DAVID KELLY						

BUILDING NOTES										
FST=[YR=2007] W30 S23BAS=[YR=1993] S20 W8 S14 E3										
DCK=[YR=1993] S5 E8 N4 W3 N1 W5\$ E26DCK=[YR=1993] S3 E9 N3										
FOP=[YR=1993] N7 W5S7 E5\$ W9\$ E4 N7 E5 N31 W12 S4 W18\$ E18 N4										
E12 N19\$ PTR= E20 DCK=[YR=1993] E27 DCK=[YR=1993] N2 E13S13										
W3 N7 W7 N4 W3\$ E3 S5 FUS=[YR=1993] E4 S56 FEP=[YR=1993] S7										
W38 N14 E8 S7 E30\$ W30 N33 FOP=[YR=1993] N23 E4 S23 W4 \$ E4										
N23 E22\$ W26 S23 W4 N28\$ W20\$.										