BLOCK 7A N1/2 OF LOT 18
IN OR 2326/1579
INTERLACHEN-BY-THE-SEA-REPLAT

BERRY PATRICK L & SUSANNE H
2804 KIMBERLY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1401-007A-0181

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

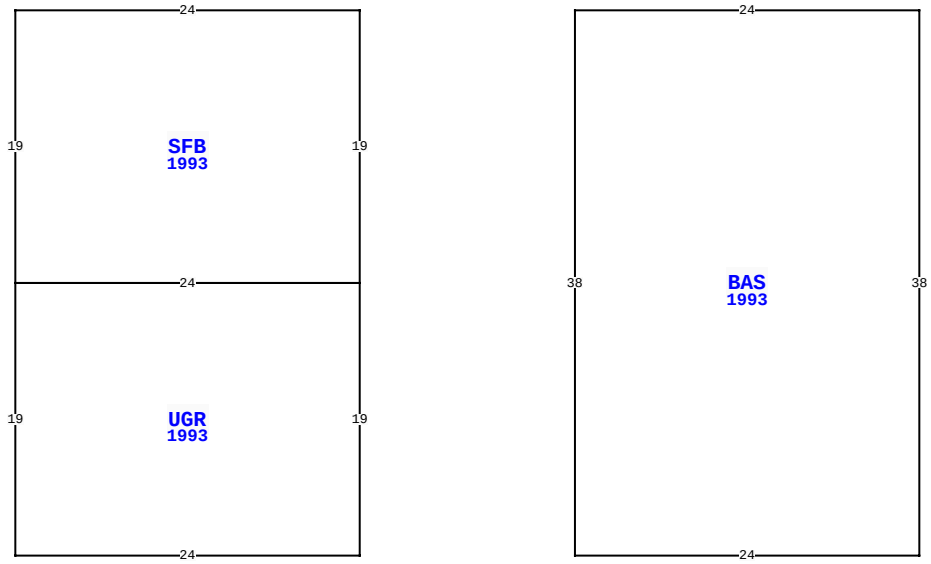
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	106,670
SFB	456	80	365	42,691
UGR	456	45	205	23,977
TOTALS	1,824		1,482	173,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,482	116.7390	138.63	205,450	1987	1990	0	0	0	15.63	84.37

1 SNGL FAM – 0% - 0 Heated Area: 1277 HX Base Yr



1739 N 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	173,338
TOTAL MARKET OB/XF VALUE	4,966
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	628,304
SOH/AGL Deduction	185,357
ASSESSED VALUE	442,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	442,947
TOTAL JUST VALUE	628,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121029	RE-ROOF	3,000	06/06/2012
20033608	REPAIR/RRF	1,000	08/05/2003
6172	REMODEL	2,000	09/17/1990
4144	N/A	37,500	01/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2326/1579	12/10/2019	QC	U	I	11	100
GRANTOR: BERRY SUSANNE						
GRANTEE: BERRY PATRICK L & S						
1853/0134	4/26/2013	QC	U	I	11	100
GRANTOR: HOFFMANN ALWIN						
GRANTEE: BERRY SUSANNE						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W24 S19 UGR=[YR=1993] S19 E24 N19 W24 $ E24 N19 $ PTR= E15 BAS=[YR=1993] E24 S38 W24 N38 $ W15 $.

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	947.00	SF	6.50	6.50	100	1987	1987	3	54.5	3,355	
2	0810	CONCRETE A	0	0	0	0	110.00	SF	6.50	6.50	100	1987	1987	3	54.5	390	
3	0940	SHEDS/PORT	0	0	5	10	50.00	SF	30.00	30.00	100	1989	1989	3	20	300	
4	1242	WD DECK A	0	0	0	0	210.00	SF	10.00	10.00	100	1989	1989	3	20	420	
6	1242	WD DECK A	0	0	6	24	144.00	SF	12.50	12.50	100	1987	1987	3	20	360	
7	1241	WD DECK G	0	0	11	3	33.00	UT	11.50	11.50	100	1987	1987	3	20	76	
8	1242	WD DECK A	0	0	5	5	25.00	SF	13.00	13.00	100	1987	1987	3	20	65	

LAND DESCRIPTION

TOTAL OB/XF 4,966

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		R-1A	50.00	150.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 11/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS