

BLOCK 1 LOT 5
OCEAN CITY NORTH PORTION R/P
PBK 2/38

P2R SP LLC
21905 BEAVERBROOKE DRIVE
SMITHSBURG, MD 21783

2023

00-00-31-1520-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1057.00	

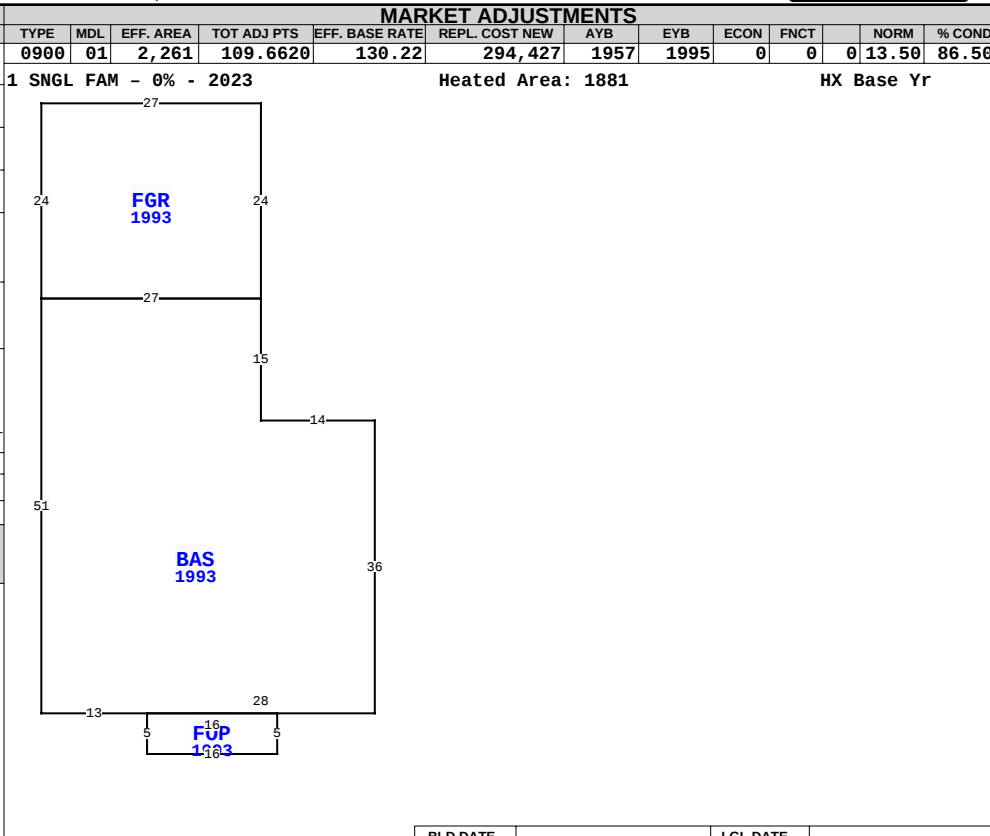
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	1,881	211,877
FGR	648	55	356	40,100
FOP	80	30	24	2,703

TOTALS	2,609		2,261	254,679
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0801	ASPHALT A	0	0	0	0	2,030.00	SF	3.00	3.00	
3	0810	CONCRETE A	0	0	0	0	355.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	R-3	75.00	140.00	75.00	FF	

REVIEW DATE 03/15/2017 BY DJ



285 S FLETCHER AVE, FERNANDINA BEACH

TOTAL OB/XF											
5,833											

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5,833											

Total Acres: 0.00 Total Land Value: 397,800 Market: 0 Agricultural: 0 Common: 397,800

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											254,679
TOTAL MARKET OB/XF VALUE											5,833
TOTAL LAND VALUE - MARKET											397,800
TOTAL MARKET VALUE											658,312
SOH/AGL Deduction											0
ASSESSED VALUE											658,312
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											658,312
TOTAL JUST VALUE											658,312
NCON VALUE											0
INCOME VALUE											0
PREVIOUS YEAR MKT VALUE											634,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111151	H/AC	8,869	07/13/2011
20033534	XFOB	2,000	07/21/2003
20020336	REMODEL	4,000	02/27/2002
20020285	REMODEL	4,000	02/20/2002
20020112	REMODEL	25,000	01/24/2002
20012648	REMODEL	0	12/13/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2618/0051	2/02/2023	WD	U	I	11	100	
GRANTOR: BOWERS JEFF TRUSTEE 0							
GRANTEE: P2R SP LLC							
2534/1721	1/31/2022	WD	Q	I	01	788,000	
GRANTOR: HOLLAND KIMBERLY K							
GRANTEE: 401K TRUST, BOWERS J							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W14 N15 FGR=[YR=1993] N24 W27 S24 E27 \$ W27 S51 E13 FOP=[YR=1993] S5 E16 N5 W16 \$E28 N36 \$.											