

BLOCK 1 LOT 1
IN OR 1873/1747
SOUTH BEACH SUB PB 3/11

RODRIGUEZ PEDRO/ANDERSON JOY
2900 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	115,234
FOP	64	30	19	1,418
FOP	204	30	61	4,553
FUS	540	100	540	40,302
SFB	650	80	520	38,809
UOP	475	20	95	7,090

TOTALS	3,477		2,779	207,406
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20
3	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100			78.00	300.00	78.00

REVIEW DATE 10/16/2018 BY DJX

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,779	108.0960	97.56	271,119	1965	1975	0	0
1 SINGLE FAM - 100% - 2014									
Heated Area: 2604									
HX Base Yr 2014									

TOTAL OB/XF									
5,189									

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5,189									

Total Acres: 0.00 Total Land Value: 1,053,000 Market: 0 Agricultural: 0 Common: 1,053,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE 207,406									
TOTAL MARKET OB/XF VALUE 5,189									
TOTAL LAND VALUE - MARKET 1,053,000									
TOTAL MARKET VALUE 1,265,595									
SOH/AGL Deduction 321,493									
ASSESSED VALUE 944,102									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 894,102									
TOTAL JUST VALUE 1,265,595									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 1,299,706									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020840	REPAIR/RRF	7,000	05/16/2002
20010340	ADDITION	7,000	02/26/2001
7751	XFOB	750	06/15/1993
5448	XFOB	500	06/29/1989
4915	REMODEL	8,000	06/27/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1873/1747	8/15/2013	WD	Q	I	01	918,800	
GRANTOR: THOMPSON HENRY A & AD							
GRANTEE: RODRIGUEZ PEDRO & J							
1188/0671	11/13/2003	WD	Q	I		975,000	
GRANTOR: AMELIA BEACH CORP							
GRANTEE: THOMPSON HENRY A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2012] W25 S20 FOP=[YR=1993] W16 BAS=[YR=1993] W6 N5 W2 N17 W22 S11 FOP=[YR=1993] W12 S17 E12 N17\$ S46 E30 N35\$S4 E16 N4\$ S6 E25 N26\$ PTR=E10FUS=[YR=1993] E18 S30 UOP=[YR=1993] S15 W12 S5 W20 N5 E7 N15 E25\$ W18 N30\$ W10\$.									

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