BLOCK 1 LOT 2
SOUTH BEACH SUB PB 3/11

2910 FLETCHER LLC
2910 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-0001-0020

BUILDING CHARACTERISTICS

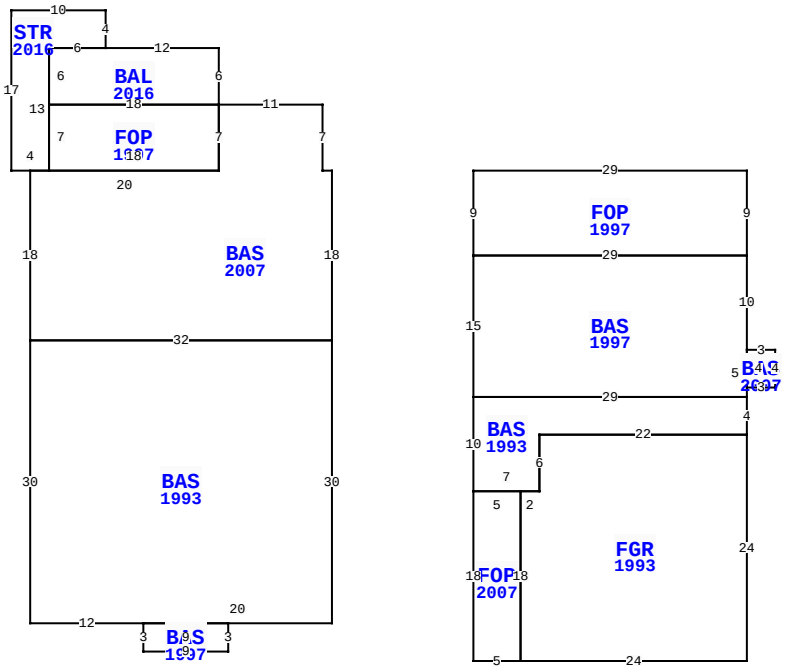
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAL	108	15	16	2,201
BAS	158	100	158	21,730
BAS	960	100	960	132,030
BAS	27	100	27	3,713
BAS	435	100	435	59,826
BAS	12	100	12	1,650
BAS	653	100	653	89,808
FGR	564	55	310	42,635
FOP	126	30	38	5,226
FOP	261	30	78	10,728
TOTALS	3,486		2,723	374,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,723	112.2240	159.92	435,462	1969	1994	0	0	0	14.00	86.00

1 SFR CUST - 0% - 0 Heated Area: 2245 HX Base Yr



** This building has 12 Sub-Areas

BLD DATE	02/06/2008 DJ	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

2910 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	374,497
TOTAL MARKET OB/XF VALUE	18,050
TOTAL LAND VALUE - MARKET	937,500
TOTAL MARKET VALUE	1,330,047
SOH/AGL Deduction	11,481
ASSESSED VALUE	1,318,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,318,566
TOTAL JUST VALUE	1,330,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,341,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163025	REPDECK	15,000	11/03/2016
20161636	BATHREMOD	8,000	06/13/2016
20060023	ADDITION	1,000	01/05/2006
B9710295	ADDITION	70,105	02/06/1997
B959521	REMODEL	3,000	12/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2624/1578	2/09/2023	WD	U	I	11	100
GRANTOR: CROOK CLARK W & KATHL						
GRANTEE: 2910 FLETCHER LLC						
2051/0657	6/06/2016	SW	U	I	12	892,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: CROOK CLARK W & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W1 N7 W11 BAL=[YR=2016] N6 W12 STR=[YR=2016] N4 W10 S17 E4 FOP=[YR=1997] E18 N7 W18 S7$ N13 E6 $ W6 S6 E18$ S7 W20S18 BAS=[YR=1993] S30 E12 BAS=[YR=1997] S3E9 N3 W9 $ E20 N30 W32 $ E32 N18 $ PTR= E15 FOP=[YR=1997] E29 S9 BAS=[YR=1997] S10 BAS=[YR=2007] E3 S4 W3 N4$ S5 BAS=[YR=1993] S4 FGR=[YR=1993] S24 W24 FOP=[YR=2007] W5 N18 E5 S18$ N18 E2 N6 E22 $ W22 S6 W7 N10 E29 $ W29 N15 E29 $ W29 N9 $ 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0812	CONCRETE C	0	0	0	0	2,134.00	SF	4.00	4.00	100	1997	1997	3	75	6,402	
3	0825	BRICK	0	0	0	0	592.00	SF	12.50	12.50	100	1997	1997	3	93	6,882	
4	0415	BEACHWALK	0	0	0	0	1,399.00	SF	5.75	5.75	100	2004	2004	3	24	1,931	

LAND DESCRIPTION

TOTAL OB/XF 18,050

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	000120	C	SFR OCN FT	0			50.00	300.00	50.00	FF		1.00	1.00	1.25	15,000.00	18,750.00	937,500							

REVIEW DATE 01/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 937,500 Market: 0 Agricultural: 0 Common: 937,500 PRINTED 08/02/2023 BY SYS