BLOCK 1 LOT 6
IN OR 2107/282
SOUTH BEACH SUB PB 3/11

BRUTSCHER MARTIN A & ERMA L
2960 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1720-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

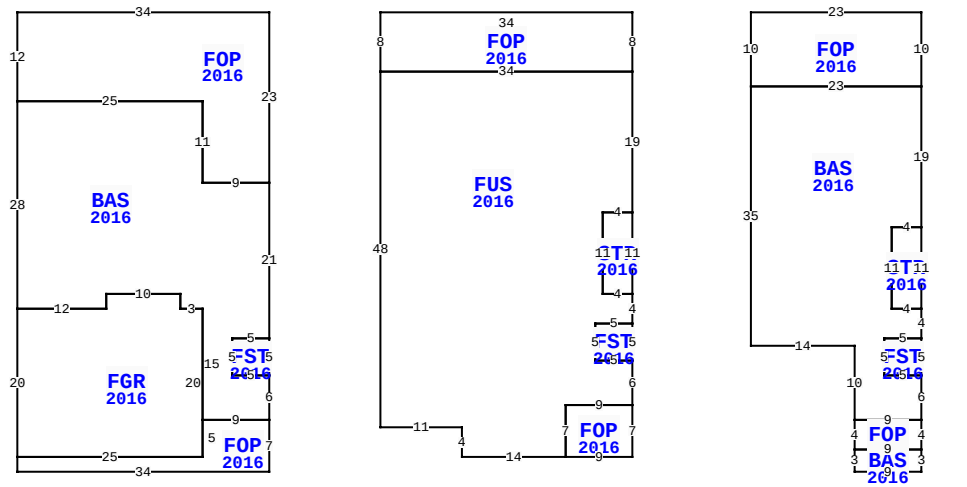
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	06	PIERS CONC 100
Bedrooms		5 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
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	27	100	27	9,879
BAS	826	100	826	302,217
BAS	943	100	943	345,025
FGR	520	55	286	104,642
FOP	36	30	11	4,024
FOP	63	30	19	6,952
FOP	113	30	34	12,440
FOP	230	30	69	25,246
FOP	272	30	82	30,002
FOP	507	30	152	55,614
TOTALS	5,292		4,091	1,496,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,091	263.7448	375.84	1,537,561	2016	2016	0	0	0	2.65	97.35

2 SFR CUST – 100% - 2018 Heated Area: 3388 HX Base Yr 2018



** This building has 16 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2960 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,496,816
TOTAL MARKET OB/XF VALUE		61,965
TOTAL LAND VALUE - MARKET		937,500
TOTAL MARKET VALUE		2,496,281
SOH/AGL Deduction		555,608
ASSESSED VALUE		1,940,673
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,890,673
TOTAL JUST VALUE		2,496,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,552,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151851	CO ISSUED	0	04/11/2016
20151851	NEW CONSTR	556,986	08/01/2015
20151690	DEMOLITION	0	07/21/2015
B8920	REPAIR/RRF	500	03/09/1995
7541	REPAIR/RRF	1,000	02/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/0282	3/13/2017	WD	Q	I	02	2,140,000
GRANTOR: MONZON MEDARDO & ANA						
GRANTEE: BRUTSCHER MARTIN A						
1977/0001	4/28/2015	WD	Q	I	02	644,500
GRANTOR: BRADEN ELIZABETH SMIT						
GRANTEE: MONZON MEDARDO & AN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W34 S12 BAS=[YR=2016] S28 FGR=[YR=2016] S20 FOP=[YR=2016] S2 E34 N7 W9 S5 W25$ E25 N20 W3 N2 W10 S2 W12$ E12 N2 E10 S2 E3 S15 E9 N6 FST=[YR=2016] N5W5S5E5$ W5 N5 E5 N21 W9 N11 W25$ E25 S11 E9 N23$ PTR=E15 FOP=[YR=2016] E34 S8 FUS=[YR=2016] S19 STR=[YR=2016] S11 W4 N11 E4$ W4 S11 E4 S4 FST=[YR=2016] S5W5 N5E5$ W5S5E5 S6 FOP=[YR=2016] S7 W9 N7 E9$ W9 S7 W14 N4 W11 N48 E34$ W34 N8$ W15$ PTR=E65 FOP=[YR=2016] E23 S10 BAS=[YR=2016] S19 STR=[YR=2016] S11W4N11E4$ W4S11E4 S4 FST=[YR=2016] S5W5N5E5$ W5S5E5 S6 FOP=[YR=2016] S4 BAS=[YR=2016] S3W9N3E9$ W9N4E9$ W9 N10 W14 N35 E23$ W23 N10$ W65$.

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	1242	WD DECK A	0	100	0	0	278.00	SF	10.00	10.00	100	2016	2016	3	78	2,168	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
3	0415	BEACHWALK	0	100	0	0	1,360.00	SF	11.50	11.50	100	2016	2016	3	78	12,199	
4	0861	POOL GUNIT	0	100	0	0	292.00	SF	85.00	85.00	100	2016	2016	3	84	20,849	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	
6	0462	ST/AL FNC	0	100	0	0	360.00	SF	10.00	10.00	100	2016	2016	3	84	3,024	
7	0855	CONC PAVER	0	100	0	0	1,752.00	SF	10.00	10.00	100	2016	2016	3	97	16,994	
8	0855	CONC PAVER	0	100	0	0	174.00	SF	10.00	10.00	100	2016	2016	3	97	1,688	
9	0855	CONC PAVER	0	100	0	0	157.00	SF	10.00	10.00	100	2016	2016	3	97	1,523	

LAND DESCRIPTION

TOTAL OB/XF 61,965

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	100			50.00	300.00	50.00	FF		1.00	1.00	1.25	15,000.00	18,750.00	937,500							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 937,500 Market: 0 Agricultural: 0 Common: 937,500 PRINTED 08/02/2023 BY SYS