

BLOCK 1 LOT 7
IN OR 2041/1392
SOUTH BEACH SUB PB 3/11

LEE LIVING TRUST/LEE JAMES E TRUSTEE
P O BOX 17213
FERNANDINA BEACH, FL 32035

2023

00-00-31-1720-0001-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100

Quality	05	Quality Level 05
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	849	100	849	252,905
FGR	553	55	304	90,558
FOP	110	30	33	9,830
FOP	120	30	36	10,724
FOP	120	30	36	10,724
FOP	340	30	102	30,384
FUS	284	100	284	84,600
FUS	1,632	100	1,632	486,150
PTO	454	5	23	6,852
STP	16	10	2	595
TOTALS	4,556		3,309	985,704

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0415	BEACHWALK	0 100	0	0	1,404.00	SF	5.75	5.75
9	0855	CONC PAVER	0 100	0	0	88.00	SF	7.00	7.00
10	0855	CONC PAVER	0 100	0	0	1,732.00	SF	7.00	7.00
11	0462	ST/AL FNC	0 100	0	0	660.00	SF	10.00	10.00
12	1242	WD DECK A	0 100	0	0	438.00	SF	10.00	10.00
13	0861	POOL GUNIT	0 100	0	0	340.00	SF	212.50	212.50

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			50.00	300.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,309	216.6232	308.69	1,021,455	2014	2014	0	0	0	3.50
3 SFR CUST - 100% - 2016											
Heated Area: 2765											
HX Base Yr 2016											
2962 S FLETCHER AVE, FERNANDINA BEACH											

** This building has 11 Sub-Areas											
2962 S FLETCHER AVE, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		985,704	
TOTAL MARKET OB/XF VALUE		78,287	
TOTAL LAND VALUE - MARKET		937,500	
TOTAL MARKET VALUE		2,001,491	
SOH/AGL Deduction		489,247	
ASSESSED VALUE		1,512,244	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,462,244	
TOTAL JUST VALUE		2,001,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,042,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131600	SWIM POOL	24,000	07/08/2013
20131558	DEMO 2	9,000	07/05/2013
20131580	NEW CONSTR	380,000	07/05/2013
20110106	H/AC	2,500	01/24/2011
20070375	REMODEL	2,000	03/01/2007
B972116	NEW CONSTR	90,000	10/03/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2041/1392	2/10/2016	WD U	I	11	100
GRANTOR: LEE JAMES E & REGINA					
GRANTEE: LEE LIVING TRUST					
1972/1542	4/08/2015	WD Q	I	01	1,525,000
GRANTOR: MONZON MEDARDO & ANA					
GRANTEE: LEE JAMES E & REGIN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2014] W37 S38 STP=[YR=2014] W1 S4 E4 FGR=[YR=2014] S16 E26 FOP=[YR=2014] E8 N15 BAS=[YR=2014] N22 FOP=[YR=2014] N11 W10 S11 E10\$ W10 N11 W24 S28 E12 N3 E11 S3 E3 S5 E8\$ W8 S15 \$ N20 W3 N3 W11 S3 W12 S4\$ N4 W3\$ E3 N28 E34 N10\$ PTR=E15 STR=[YR=2014] E3 FOP=[YR=2014] E34 S10 FUS=[YR=2014] S48 W34 N48 E34\$ W34 N10\$ S26 W3 N26\$ W15\$ PTR=E67 FOP=[YR=2014] E12 S10 FUS=[YR=2014] S17 W4 S10 W8 N27 E12\$ W12 N10\$ W67\$.									