BLOCK 6 LOT 10
SOUTH BEACH SUB PB 3/11

HAND MARSHALL ADAM & LAUREN COOPER
1155 EUTAW PLACE
JACKSONVILLE, FL 32207

2023

00-00-31-1720-0006-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

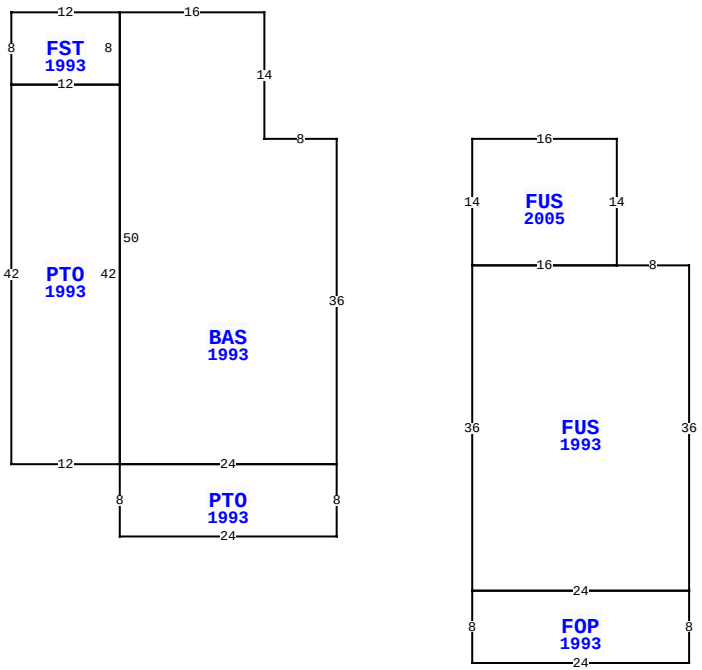
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	146,297
FOP	192	30	58	7,799
FST	96	55	53	7,126
FUS	864	100	864	116,177
FUS	224	100	224	30,120
PTO	192	5	10	1,345
PTO	504	5	25	3,362
TOTALS	3,160		2,322	312,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,322	127.6000	152.16	353,316	1972	2005	0	0	0	11.63	88.37

1 DUPLEX – 0% - 2023 Heated Area: 2176 HX Base Yr



2989 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	312,225
TOTAL MARKET OB/XF VALUE	1,998
TOTAL LAND VALUE - MARKET	290,000
TOTAL MARKET VALUE	604,223
SOH/AGL Deduction	0
ASSESSED VALUE	604,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,223
TOTAL JUST VALUE	604,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	522,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051197	REPAIR/RRF	3,000	02/09/2005
20051073	REMODEL	3,000	01/20/2005
20051075	OTHER	6,000	01/19/2005
20042368	H/AC	5,000	12/15/2004
20042054	ADDITION	80,000	11/30/2004
B0040252	DEMOLITION	1,000	02/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0506	4/29/2022	WD	Q	I	01	945,000
GRANTOR: FUNKE MAURICE F & BAI						
GRANTEE: HAND MARSHALL ADAM						
1182/0141	10/21/2003	WD	Q	I		185,000
GRANTOR: DAVIS JANNINE						
GRANTEE: FUNKE MAURICE F & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N14 W16 FST=[YR=1993] W12 S8 PTO=[YR=1993] S42 E12 N42 W12$ E12 N8$ S50 PTO=[YR=1993] S8 E24 N8 W24$ E24 N36$ PTR=E15 FUS=[YR=2005] E16 S14 FUS=[YR=1993] E8 S36 FOP=[YR=1993] S8 W24 N8 E24$ W24 N36 E16$ W16 N14$ 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	1242	WD DECK A	0	0	0	0	740.00	SF	10.00	10.00	100	2005	2005	3	27	1,998	

LAND DESCRIPTION

TOTAL OB/XF 1,998

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	000800	C	MULTI-FAM	0			50.00	100.00	50.00	FF	1	1.00	1.00	1.00	5,800.00	5,800.00	290,000							

REVIEW DATE 10/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 08/02/2023 BY SYS