

NORTHERLY 1/2 OF LOT 40 &
SOUTHERLY 1' OF LOT 41
IN OR 1953/1053

SOUTH FLETCHER LAND TRUST/CAMCAM MANAGEMENT LLC TR
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1020-0040-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	828	82,061
FGR	432	55	238	23,588
FOP	152	30	46	4,559
FOP	152	30	46	4,559
FUS	1,368	100	1,368	135,580
TOTALS	2,932		2,526	250,347

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	1,890.00	SF	6.50	6.50	100	2003	2003	3	83	10,197	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	2,526	115.9200	110.12	278,163	2003	2003	0	0	0	10.00	90.00	
1 TOWNHOUSE - 0% - 0													
Heated Area: 2196													
HX Base Yr													
211 S FLETCHER AVE, FERNANDINA BEACH													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

L N	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	0810	CONCRETE A	0 0	0 0	1,890.00	SF	6.50	6.50	100	2003	2003	3	83	10,197	

TOTAL OB/XF														10,197	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
06 R-3	26.00	184.00	26.00	FF		1.00	1.00	1.50	6,400.00	9,600.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		250,347			
TOTAL MARKET OB/XF VALUE		10,197			
TOTAL LAND VALUE - MARKET		249,600			
TOTAL MARKET VALUE		510,144			
SOH/AGL Deduction		0			
ASSESSED VALUE		510,144			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		510,144			
TOTAL JUST VALUE		510,144			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		496,057			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033431	XFOB	1,000	07/08/2003
20020066	H/AC	2,000	01/18/2002
20012279	NEW CONSTR	3,000	10/18/2001
20012212	NEW CONSTR	5,200	10/09/2001
2004073	NEW CONSTR	147,000	09/29/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1953/1053	11/24/2014	QC	U	I	11	100	
GRANTOR: XANDEROO LAND HOLDING							
GRANTEE: SOUTH FLETCHER LAND							
1769/1815	11/22/2011	WD	Q	I	02	300,000	
GRANTOR: GOULD ROBERT P & MARY							
GRANTEE: XANDEROO LAND HOLDI							

BUILDING NOTES															
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BUILDING DIMENSIONS															
FGR=[YR=2003] W18 S24 BAS=[YR=2003] S46 FOP=[YR=2003] W1 S8 E19 N8 W18 \$ E18 N46 W18 \$ E18 N24 \$ PTR= E15 FUS=[YR=2003] E19 S72 FOP=[YR=2003] S8 W19 N8 E19 \$ W19 N72 \$ W15 \$.															