

LOT 47
AMELIA LIGHTHOUSE RESERVATION
PB 2/24

CHABOT JASON LEONARD & SANDRA GAIL
123 SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1020-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,218	100	2,218	276,360
FOP	412	30	124	15,450
FUS	598	100	598	74,510
UST	20	45	9	1,121

TOTALS	3,248	2,949	367,442
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	2,566.00	SF	6.50
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	38.50
4	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50
5	1076	TRELLIS A	0	100	20	5	100.00	SF	7.50
6	0851	PATIO STON	0	100	10	13	130.00	SF	1.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-3	50.00	250.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,949	119.3800	149.22	440,050	1958	1990	0	0	0	16.50	83.50
1 SNGL FAM - 100% - 2022 Heated Area: 2816 HX Base Yr 2022												

123 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/20/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	100	0	0	2,566.00	SF	6.50	6.50	100	1958	1958	3	20	3,336	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	1998	1998	3	75	219	
3	0510	GARAGE WD-	0	100	24	30	720.00	SF	38.50	38.50	100	2003	2003	3	32	8,870	
4	0810	CONCRETE A	0	100	0	0	196.00	SF	6.50	6.50	100	2003	2003	3	83	1,057	
5	1076	TRELLIS A	0	100	20	5	100.00	SF	7.50	7.50	100	2003	2003	3	32	240	
6	0851	PATIO STON	0	100	10	13	130.00	SF	1.50	1.50	100	2004	2004	3	84	164	

TOTAL OB/XF										13,886							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		R-3	50.00	250.00	50.00	FF		1.00	1.00	1.21	6,400.00	7,744.00	387,200

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										367,442		
TOTAL MARKET OB/XF VALUE										13,886		
TOTAL LAND VALUE - MARKET										387,200		
TOTAL MARKET VALUE										768,528		
SOH/AGL Deduction										92,209		
ASSESSED VALUE										676,319		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										626,319		
TOTAL JUST VALUE										768,528		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										729,210		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121996	RE - ROOF	7,600	09/26/2012
20052530	REPLACE 4 WINDOWS	1,000	08/26/2005
20032404	ELEC FOR ADDIION	1,000	01/28/2003
20032298	GARAGE	15,000	01/08/2003
969828	ADDITION	18,000	05/20/1996
8995	REPAIR/RRF	3,800	04/11/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2520/1104	12/06/2021	WD	U	I	11	100	
GRANTOR: SANDRA AND JASON TRUS							
GRANTEE: CHABOT JASON LEONAR							
2497/1869	9/09/2021	QC	U	I	11	183,000	
GRANTOR: WILSON DOUGLAS M & DO							
GRANTEE: SANDRA AND JASON TR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W23 S20 UST=[YR=1993] W4 S5 E4 N5\$S5 W4 S59									
FOP=[YR=1996] S20 E26 N14 W18 N6 W8 \$ E8 S6 E18 N64 E1 N26 \$									
PTR= E15 FUS=[YR=1996] E23 S26 W23 N26 \$ W15 \$.									