

LOT 11
IN OR 1934/1951
BEACH HAMMOCK PB 5/154

SHURTER STEPHEN/LAGERSTROM KARIN
2650 RACHEAL AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1110-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 60
Exterior Wall	20 FACE BRICK 40
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	1062.00
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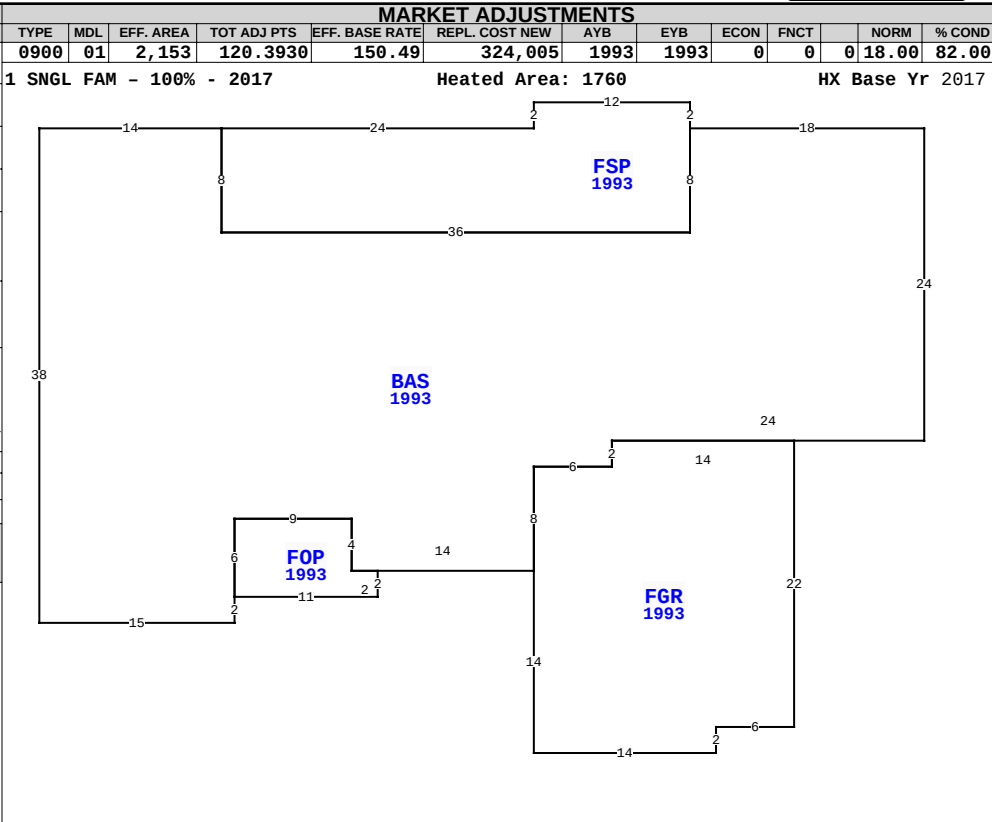
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	217,187
FGR	456	55	251	30,974
FOP	58	30	17	2,098
FSP	312	40	125	15,425

TOTALS	2,586	2,153	265,684
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	623.00	SF	6.50	
3	0810	CONCRETE A	0 100	65	4	260.00	SF	6.50	
4	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
6	1242	WD DECK A	0 100	13	13	169.00	SF	10.00	
7	1242	WD DECK A	0 100	0	0	228.00	SF	10.00	
8	0825	BRICK	0 100	14	4	56.00	SF	12.50	

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	0003	R-1	0.00	0.00	1.00

REVIEW DATE	01/17/2024	BY	KBA
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2650 RACHEAL AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/21/2024	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0810	CONCRETE A	0 100	0	0	623.00	SF	6.50	6.50	100	1993	1993	3	66	2,673	
3	0810	CONCRETE A	0 100	65	4	260.00	SF	6.50	6.50	100	1993	1993	3	66	1,115	
4	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	1993	1993	3	66	154	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1993	1993	3	20	200	
6	1242	WD DECK A	0 100	13	13	169.00	SF	10.00	10.00	100	1998	1998	3	20	338	
7	1242	WD DECK A	0 100	0	0	228.00	SF	10.00	10.00	100	1998	1998	3	20	456	
8	0825	BRICK	0 100	14	4	56.00	SF	12.50	12.50	100	1998	1998	3	93	651	

TOTAL OB/XF										8,177						
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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00

Total Acres:	0.00	Total Land Value:	200,000	Market:	0	Agricultural:	0	Common:	200,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	265,684
TOTAL MARKET OB/XF VALUE	8,177
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	473,861
SOH/AGL Deduction	177,869
ASSESSED VALUE	295,992
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	245,992
TOTAL JUST VALUE	473,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7374	NEW CONSTR	88,310	10/19/1992

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7374	NEW CONSTR	88,310	10/19/1992

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W18 FSP=[YR=1993] N2 W12 S2 W24 S8 E36 N8 \$ S8 W36 N8 W14 S38 E15 N2 FOP=[YR=1993] E11 N2 W2 N4 W9 S6 \$ N6 E9 S4 E14 FGR=[YR=1993] S14 E14 N2 E6 N22 W14 S2 W6 S8 \$ N8 E6 N2 E24 N24 \$.