

LOT 2(EX OR 47 PG 528) &
PT OF LOT 1
IN OR 2057/1764

THOMPSON CHRISTOPHER L & SUSAN
8515 CONGRESSIONAL DR
TALLAHASSEE, FL 32312

2024

00-00-31-114A-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 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
Foundation	06	PIERS CONC 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	12	15	2	1,026
BAL	20	15	3	1,538
BAL	20	15	3	1,538
BAL	68	15	10	5,128
BAL	104	15	16	8,205
BAS	784	100	784	402,038
FGR	521	55	287	147,174
FOP	60	30	18	9,231
FOP	85	30	26	13,333
FOP	208	30	62	31,793

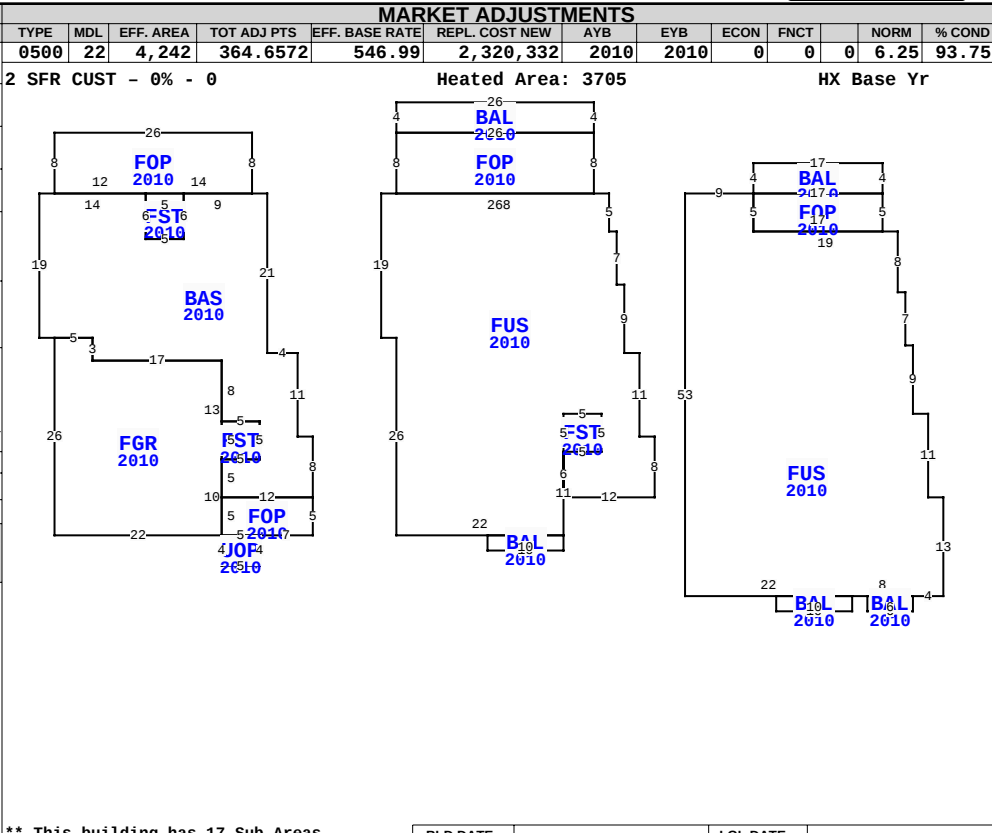
TOTALS	5,111		4,242	2,175,311
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0350	CARPOT WD	0	0	0	12	12	144.00	SF	9.88	100	1986	1986	3	20	285	
2	0416	DUNEWALKS	0	0	0	0	0	976.00	SF	30.00	100	2009	2009	3	40	11,712	
3	0855	CONC PAVER	0	0	0	0	0	1,450.00	SF	10.00	100	2010	2010	3	91	13,195	
4	0855	CONC PAVER	0	0	58	3	174.00	SF	10.00	10.00	100	2010	2010	3	91	1,583	
5	0855	CONC PAVER	0	0	0	0	0	625.00	SF	10.00	100	2010	2010	3	91	5,688	
6	0861	POOL GUNIT	0	0	0	0	0	305.00	SF	85.00	100	2010	2010	3	60	15,555	
7	0871	POOL HTR R	0	0	0	0	0	1.00	UT	2,000.00	100	2010	2010	3	45	900	
8	0476	VF 6 SBPL	0	0	0	0	0	78.00	LF	32.00	100	2010	2010	3	78	1,947	
9	0470	VNYL GATE	0	0	0	0	0	3.00	UT	300.00	100	2010	2010	3	78	702	
10	0479	VF PICKET	0	0	0	0	0	44.00	LF	10.00	100	2010	2010	3	78	343	

LAND DESCRIPTION				
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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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							



** This building has 17 Sub-Areas

2344 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,175,311	
TOTAL MARKET OB/XF VALUE		55,670	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		3,055,981	
SOH/AGL Deduction		30,693	
ASSESSED VALUE		3,025,288	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,025,288	
TOTAL JUST VALUE		3,055,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,886,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101327	XFOB	5,000	08/10/2010
20100531	GAS	1,095	03/31/2010
20100467	H/AC	14,665	03/19/2010
20091690	OTHER	12,000	12/11/2009
20091673	ELEC OTHER	4,650	12/09/2009
20091635	XFOB	40,000	12/03/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2057/1764	7/08/2016	WD	Q	I	01	2,300,000
GRANTOR: SPIVEY PROPERTY MANAG						
GRANTEE: THOMPSON CHRISTOPHE						
1587/1093	9/30/2008	WD	U	I	02	940,000
GRANTOR: 2344 SOUTH FLETCHER L						
GRANTEE: SPIVEY PROPERTY MAN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W2 FOP=[YR=2010] N8W26S8E12 FST=[YR=2010] S6 E5 N6 W5\$ E14\$ W9 S6 W5 N6 W14 S19 E2 FGR=[YR=2010] S26E22 UOP=[YR=2010] S4E5N4FOP=[YR=2010] E7N5W12S5E5\$ W5\$ N10 FST=[YR=2010] E5N5W5S5\$ N13W17N3W5\$ E5S3E17 S8E5S5W5S5E12N8W2N11W4N21\$ PTR=E15 FUS=[YR=2010] E2 FOP=[YR=2010] N8 BAL=[YR=2010] N4E26S4W26\$E26S8W26\$ E28S5E1S7E1S9E2S11E2S8W12N6 FST=[YR=2010] N5E5S5W5\$S11 BAL=[YR=2010] S2W10N2E10\$ W22N26W2N19\$ W15\$ PTR=E55 FUS=[YR=2010] E9 BAL=[YR=2010] N4 E17S4W17\$ FOP=[YR=2010] E17S5W17N5\$ S5E19 S8 E1S7E1S9E2S11E2S13 W4 BAL=[YR=2010] S2W6N2E6\$ W8 BAL=[YR=2010] S2W10N2E10\$ W22N53\$ W55\$.									

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