LOT 47
IN OR 1943/324
BUCKS FDNA BEACH 1 PB 2/30

FILIPKOWSKI EDWARD J & SUSAN M
2357 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

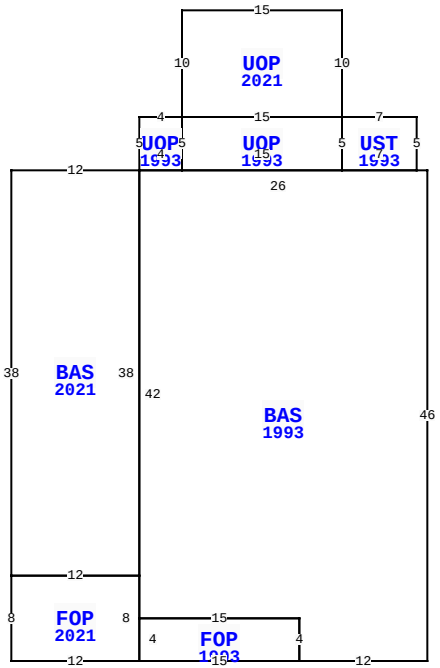
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,182	100	1,182	142,313
BAS	456	100	456	54,902
FOP	60	30	18	2,167
FOP	96	30	29	3,492
UOP	20	20	4	482
UOP	75	20	15	1,806
UOP	150	20	30	3,612
UST	35	45	16	1,926
TOTALS	2,074		1,750	210,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	112.0000	140.00	245,000	1959	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2021 Heated Area: 1638 HX Base Yr 2021



2357 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,700
TOTAL MARKET OB/XF VALUE		2,981
TOTAL LAND VALUE - MARKET		336,000
TOTAL MARKET VALUE		549,681
SOH/AGL Deduction		186,855
ASSESSED VALUE		362,826
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,826
TOTAL JUST VALUE		549,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200890	ADDITION	0	01/14/2021
20150242	REMODEL	10,000	02/06/2015
20090401	REPAIR/RRF	5,568	03/31/2009
7640	REPAIR/RRF	1,500	04/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/0324	10/16/2014	WD	Q	I	01	215,000
GRANTOR: JENSEN WILLIAM P						
GRANTEE: FILIPKOWSKI EDWARD						
0536/0927	2/11/1988	WD	U	I	18	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=1993] N5 W7 UOP=[YR=2021] N10 W15 S10 UOP=[YR=1993] W4 S5 E4 UOP=[YR=1993] E15 N5 W15 S5$ N5$ E15$ S5 E7$ W26 BAS=[YR=2021] W12 S38 FOP=[YR=2021] S8 E12 FOP=[YR=1993] E15 N4 W15 S4$ N8 W12$ E12 N38$ S42 E15 S4 E12 N46$.

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	0810	CONCRETE A	0	100	22	10	366.00	SF	6.50	6.50	100	1970	1970	3	21	500	
2	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	1970	1970	3	21	16	
3	0855	CONC PAVER	0	100	0	0	249.00	SF	10.00	10.00	100	2021	2021	3	99	2,465	

LAND DESCRIPTION

TOTAL OB/XF 2,981

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	000100	C	SFR	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,000.00	6,720.00	336,000							

REVIEW DATE 03/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 336,000 Market: 0 Agricultural: 0 Common: 336,000 PRINTED 08/06/2024 BY SYS