LOT 48 & 15 FT OF LOT 54
HAMBYS SUB IN OR 2483/412
(EX OR 203/683)

SHAW JASON/MORGAN ELLEN
2347 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

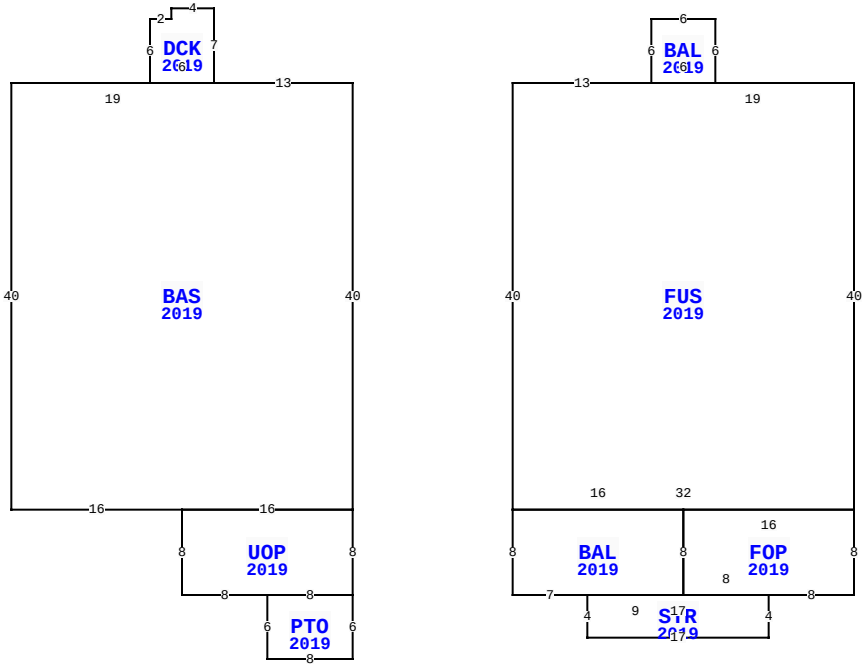
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	5	868
BAL	128	15	19	3,297
BAS	1,280	100	1,280	222,090
DCK	40	10	4	694
FOP	128	30	38	6,594
FUS	1,280	100	1,280	222,090
PTO	48	5	2	347
STR	68	10	7	1,215
UOP	128	20	26	4,511
TOTALS	3,136		2,661	461,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,661	117.4320	176.15	468,735	2019	2019	0	0	0	1.50	98.50

2 SFR CUST - 100% - 2022 Heated Area: 2560 HX Base Yr 2022



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

2347 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		461,704
TOTAL MARKET OB/XF VALUE		3,842
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		850,546
SOH/AGL Deduction		53,119
ASSESSED VALUE		797,427
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		747,427
TOTAL JUST VALUE		850,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		802,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071516	DEMOLITION	1,000	08/14/2007
20042401	REPAIR/RRF	2,000	12/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0412	7/29/2021	WD	Q	I	01	817,000
GRANTOR: SANCHEZ ARTHUR M & BA						
GRANTEE: SHAW JASON & ELLEN						
1441/0341	8/31/2006	WD	Q	I		401,600
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: SANCHEZ ARTHUR M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 DCK=[YR=2019] N7 W4 S1 W2 S6 E6$ W19 S40 E16 UOP=[YR=2019] S8 E8 PTO=[YR=2019] S6 E8 N6 W8$ E8 N8 W16$ E16 N40$ PTR=E15 FUS=[YR=2019] E13 BAL=[YR=2019] E6 N6 W6 S6$ E19 S40 FOP=[YR=2019] S8 W8 STR=[YR=2019] S4 W17 N4 BAL=[YR=2019] W7 N8 E16 S8 W9$ E17$ W8 N8 E16$ W32 N40$ W15$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2019	2019	3	98	3,842	

LAND DESCRIPTION

TOTAL OB/XF 3,842

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	55.00	110.00	55.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	385,000							

REVIEW DATE 05/21/2019 BY DJ Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/06/2024 BY SYS