LOTS 69 & 70
IN OR 1735/403
BUCKS FDNA BEACH 1 PB 2/30

WHITAKER MELBA P LIVING TRUST/WHITAKER MELBA P TRU
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

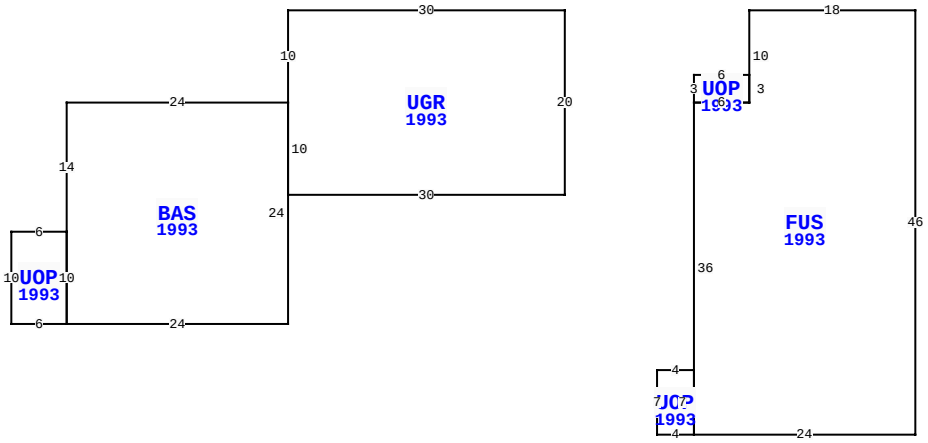
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	576	100	576	60,396
FUS	1,044	100	1,044	109,467
UGR	600	45	270	28,311
UOP	18	20	4	419
UOP	28	20	6	629
UOP	60	20	12	1,258
TOTALS	2,326		1,912	200,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,912	103.8800	129.85	248,273	1939	1975	0	0	0	19.25	80.75

1 DUPLEX – 0% - 0 Heated Area: 1620 HX Base Yr



2611 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	200,480
TOTAL MARKET OB/XF VALUE	2,762
TOTAL LAND VALUE - MARKET	504,000
TOTAL MARKET VALUE	707,242
SOH/AGL Deduction	122,184
ASSESSED VALUE	585,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	585,058
TOTAL JUST VALUE	707,242
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121133	ROOF	3,000	06/15/2012
20100404	REPAIR/RRF	500	03/05/2010
7737	REPAIR/RRF	3,100	06/07/1993
5168	REPAIR/RRF	1,400	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1735/0403	4/14/2011	WD	U	I	11	100
GRANTOR: WHITAKER MELBA P & RO						
GRANTEE: WHITAKER MELBA P &						
1709/1220	11/10/2010	WD	U	I	30	100
GRANTOR: WHITAKER MELBA P						
GRANTEE: WHITAKER MELBA P &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W30S10BAS=[YR=1993] W24 S14 UOP=[YR=1993] W6 S10 E6 N10 $ S10 E24 N24 $ S10 E30 N20 $ PTR= E20
FUS=[YR=1993] E18S46 W24 UOP=[YR=1993] W4 N7 E4 S7 $ N36
UOP=[YR=1993] N3 E6 S3 W6 $ E6 N10 $ W20 $.

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	1242	WD DECK A	0	0	30	20	600.00	SF	10.00	10.00	100	1950	1950	3	20	1,200	
2	0803	ASPHALT C	0	0	0	0	1,562.00	SF	2.00	2.00	100	1940	1940	3	50	1,562	

LAND DESCRIPTION

TOTAL OB/XF 2,762

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	000800	C	MULTI-FAM	0		R-2	100.00	110.00	100.00	FF		1.00	1.00	0.72	7,000.00	5,040.00	504,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 504,000 Market: 0 Agricultural: 0 Common: 504,000 PRINTED 08/06/2024 BY SYS