LOT 79
IN OR 1592/1384
BUCKS FDNA BEACH #1 PB 2/30

BLALOCK MILLS PROPERTIES LLC
2699 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0079-0000

BUILDING CHARACTERISTICS

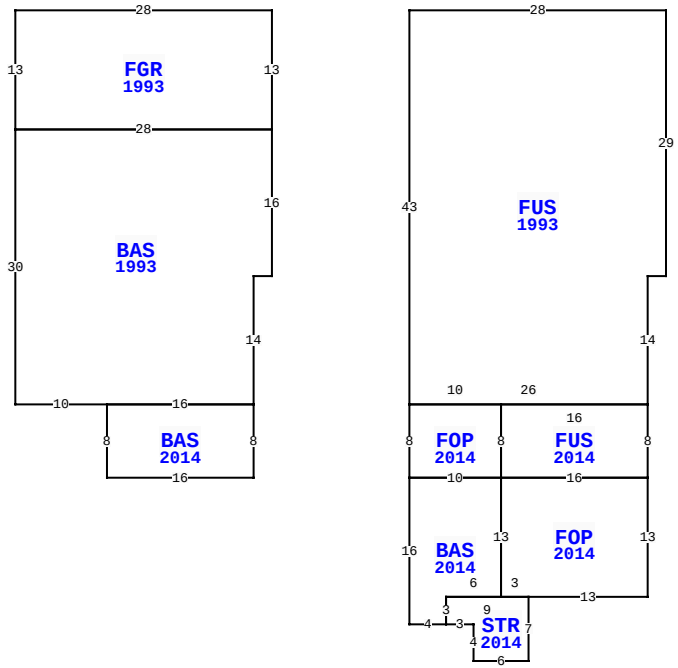
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	812	100	812	96,289
BAS	128	100	128	15,179
BAS	142	100	142	16,839
FGR	364	55	200	23,716
FOP	80	30	24	2,846
FOP	208	30	62	7,352
FUS	1,176	100	1,176	139,453
FUS	128	100	128	15,179
STR	51	10	5	593
TOTALS	3,089		2,677	317,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,677	111.9360	139.92	374,566	1952	1990	0	0	0	15.25	84.75

1 SNGL FAM – 0% - 0 Heated Area: 2386 HX Base Yr



2699 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	317,445
TOTAL MARKET OB/XF VALUE	1,723
TOTAL LAND VALUE - MARKET	336,000
TOTAL MARKET VALUE	655,168
SOH/AGL Deduction	82,212
ASSESSED VALUE	572,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	572,956
TOTAL JUST VALUE	655,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	616,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140648	ADDITIION	55,000	04/04/2014
20122077	ELEC CIRC	300	10/08/2012
20122016	NEW CONSTR	8,000	09/28/2012
20090974	REPAIR/RRF	800	07/23/2009
20072112	REPAIR/RRF	14,000	11/26/2007
M033939	H/AC	4,000	10/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1592/1384	11/07/2008	QC	U	I	01	100
GRANTOR: BLALOCK ADAM F & CHRI						
GRANTEE: BLALOCK MILLS PROPE						
1589/1098	10/16/2008	PR	U	I	01	100
GRANTOR: COPELAN DEAN P/R						
GRANTEE: BLALOCK ADAM F & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W28 S13 BAS=[YR=1993] S30 E10 BAS=[YR=2014] S8 E16 N8 W16$ E16 N14 E2 N16 W28$ E28 N13$ PTR= E15 FUS=[YR=1993] E28 S29 W2 S14 FUS=[YR=2014] S8 FOP=[YR=2014] S13 W13 STR=[YR=2014] S7 W6 N4 W3 BAS=[YR=2014] W4 N16 FOP=[YR=2014] N8 E10 S8 W10$ E10 S13 W6 S3$ N3 E9$ W3 N13 E16$ W16 N8 E16$ W26 N43$ W15$.

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	0811	CONCRETE B	0	0	0	0	676.00	SF	5.20	5.20	100	1975	1975	3	26	914	
2	0825	BRICK	0	0	0	0	98.00	SF	12.50	12.50	100	1975	1975	3	66	809	

LAND DESCRIPTION

TOTAL OB/XF 1,723

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	0		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 08/26/2019 BY DJA Total Acres: 0.00 Total Land Value: 336,000 Market: 0 Agricultural: 0 Common: 336,000 PRINTED 08/06/2024 BY SYS