LOT 83
BUCKS FDNA BEACH #1 PB 2/30

DESOCIO ROBERT J JR & LAURIE
2747 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0083-0000

BUILDING CHARACTERISTICS

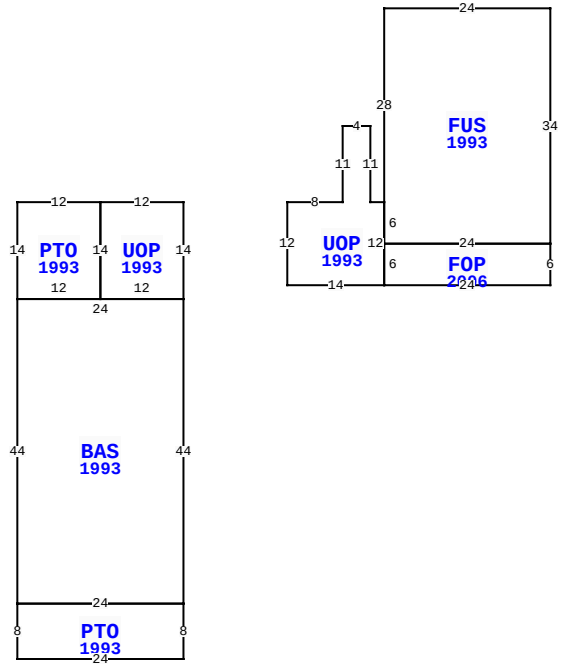
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	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	1,056	100	1,056	132,799
FOP	144	30	43	5,408
FUS	816	100	816	102,617
PTO	168	5	8	1,006
PTO	192	5	10	1,257
UOP	168	20	34	4,276
UOP	212	20	42	5,282
TOTALS	2,756		2,009	252,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,009	107.3100	134.14	269,487	1970	2010	0	0	0	6.25	93.75

1 SNGL FAM – 100% - 2023 Heated Area: 1872 HX Base Yr 2023



2747 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	05/22/2020	KK	LGL DATE	
XF DATE	05/22/2020	KK	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		252,644
TOTAL MARKET OB/XF VALUE		1,691
TOTAL LAND VALUE - MARKET		336,000
TOTAL MARKET VALUE		590,335
SOH/AGL Deduction		18,221
ASSESSED VALUE		572,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		522,114
TOTAL JUST VALUE		590,335
NCON VALUE		36,381
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222357	CO ISSUED	0	10/10/2022
20211487	REMODEL	4,000	07/27/2021
00522020	FENCE	0	07/23/2020
20190710	DECKING	0	01/13/2020
20180514	REROOF	7,800	02/28/2018
20140887	STUCCO	11,000	05/05/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1107	6/23/2021	WD	U	I	17	550,000
GRANTOR: WE'RE FOR JESUS INC						
GRANTEE: DESOCIO ROBERT J JR						
0930/1456	5/03/2000	WD	U	I		269,500
GRANTOR: FARIS CAROLYN LAVERN						
GRANTEE: WE'RE FOR JESUS INC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W12 PTO=[YR=1993] W12 S14 BAS=[YR=1993] S44 PTO=[YR=1993] S8 E24 N8 W24$ E24 N44 W24$ E12 N14$ S14 E12 N14$ PTR=E15 UOP=[YR=1993] E8 N11 E4 S11 E2 FUS=[YR=1993] N28 E24 S34 FOP=[YR=2006] S6 W24 N6 E24$ W24 N6$ S12 W14 N12$ 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	100	0	0	813.00	SF	5.20	5.20	100	1977	1977	3	28	1,184	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	1977	1977	3	28	44	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1997	1997	3	20	384	
4	0851	PATIO STON	0	100	12	12	144.00	SF	0.75	0.75	100	1997	1997	3	73	79	

LAND DESCRIPTION

TOTAL OB/XF 1,691

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	0006	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 02/21/2023 BY DJ Total Acres: 0.00 Total Land Value: 336,000 Market: 0 Agricultural: 0 Common: 336,000 PRINTED 08/06/2024 BY SYS