LOT 88
IN OR 1419/240
BUCKS FDNA BEACH #1 PB 2/30

LANSDELL FAMILY REV TRUST/LANSDELL M SUZANNE TRUST
1624 PLANTATION OAKS LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0088-0000

BUILDING CHARACTERISTICS

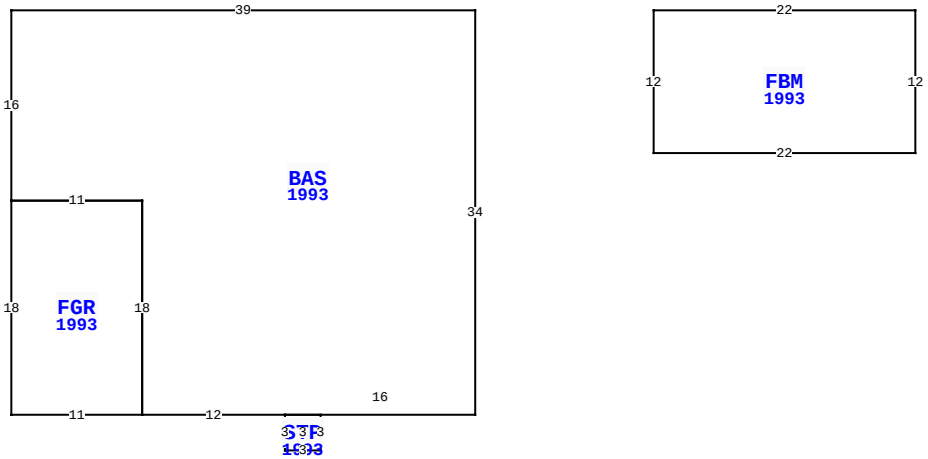
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,128	100	1,128	120,262
FBM	264	80	211	22,496
FGR	198	55	109	11,621
STP	9	10	1	106
TOTALS	1,599		1,449	154,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,449	109.0000	136.25	197,426	1930	1965	0	0	0	21.75	78.25

1 SNGL FAM – 0% - 0 Heated Area: 1339 HX Base Yr



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

2805 S FLETCHER AVE, FERNANDINA BEACH

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	56	10	560.00	SF	5.20	5.20	100	1980	1980	3	32.5	946	
2	0810	CONCRETE A	0	0	0	0	109.00	SF	6.50	6.50	100	1980	1980	3	32.5	230	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,486
TOTAL MARKET OB/XF VALUE	1,176
TOTAL LAND VALUE - MARKET	332,500
TOTAL MARKET VALUE	488,162
SOH/AGL Deduction	36,929
ASSESSED VALUE	451,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,233
TOTAL JUST VALUE	488,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071261	ELEC OTHER	600	07/10/2007
B041718	REPAIR/RRF	5,000	09/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0240	6/09/2006	WD	U	I	01	100
GRANTOR: LANSDELL ROBERT III &						
GRANTEE: LANSDELL ROBERT H I						
0549/0330	8/02/1988	WD	Q	I		63,000
GRANTOR: MCFARLAND HENRY JR &						
GRANTEE: LANSDELL ROBT & M S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S16 FGR=[YR=1993] S18 E11 N18 W11 $ E11 S18 E12 STP=[YR=1993] S3 E3 N3 W3 $ E16 N34 $ PTR= E15 FBM=[YR=1993] E22 S12 W22 N12 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 1,176

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	0.95	7,000.00	6,650.00	332,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 332,500 Market: 0 Agricultural: 0 Common: 332,500 PRINTED 08/06/2024 BY SYS