LOT 93
BUCKS FDNA BEACH #1 PB 2/30

CLOWER JAMES B & BARBARA C
2851 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0093-0000

BUILDING CHARACTERISTICS

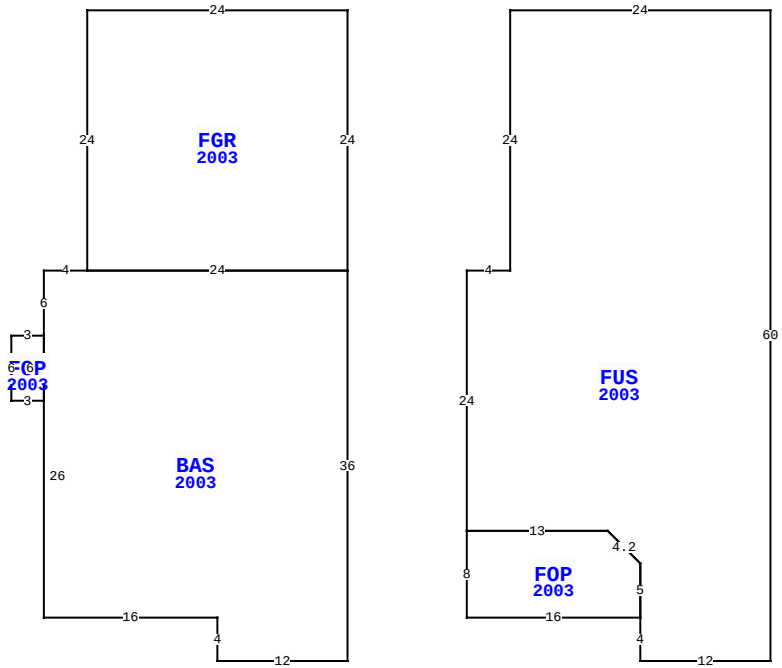
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	09	PINE WOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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	944	100	944	214,138
FGR	576	55	317	71,908
FOP	18	30	5	1,134
FOP	124	30	37	8,393
FUS	1,397	100	1,397	316,897
TOTALS	3,059		2,700	612,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,700	159.1834	238.78	644,706	2003	2012	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2022 Heated Area: 2341 HX Base Yr 2022



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

2851 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		612,471
TOTAL MARKET OB/XF VALUE		8,994
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		971,465
SOH/AGL Deduction		68,262
ASSESSED VALUE		903,203
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		853,203
TOTAL JUST VALUE		971,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		919,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210748	REPAIR/RRF	0	11/01/2021
B032538	NEW CONSTR	175,000	02/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0750	6/29/2021	WD	Q	I	01	935,000
GRANTOR: LASSERRE JON & JENNIF						
GRANTEE: CLOWER JAMES B & BA						
1107/1057	1/15/2003	WD	U	V	01	18,000
GRANTOR: LASSERRE CURTISS H						
GRANTEE: LASSERRE JON & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W24 S24 BAS=[YR=2003] W4 S6 FOP=[YR=2003] W3 S6 E3 N6 $ S26 E16 S4 E12 N36 W24 $ E24 N24 $ PTR= E15 FUS=[YR=2003] E24 S60 W12 N4 FOP=[YR=2003] W16 N8 E13 D3 R3 S5 $N5 U3 L3 W13 N24 E4 N24 $ 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	0812	CONCRETE C	0	100	0	0	2,020.00	SF	4.00	4.00	100	2003	2003	3	83	6,706	
2	0855	CONC PAVER	0	100	0	0	246.00	SF	10.00	10.00	100	2012	2012	3	93	2,288	

LAND DESCRIPTION

TOTAL OB/XF 8,994

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		R-2	50.00	110.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS