LOT 6
IN OR 1228/1320
FERREIRA'S R/P OF FDNA BCH #2

CASERTA JOHN & LILIA REV TRUST/CASERTA JOHN P TRUS
22242 12 MILE ROAD
BIG RAPIDS, MI 49307

2024

00-00-31-126B-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

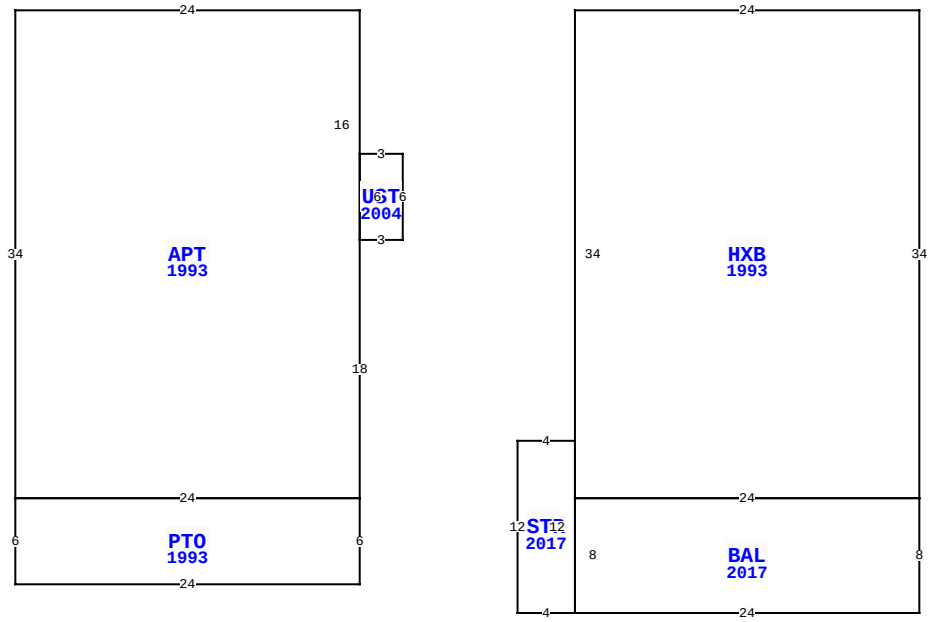
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	816	111,183
BAL	192	15	29	3,952
HXB	816	100	816	111,183
PTO	144	5	7	954
STR	48	10	5	681
UST	18	45	8	1,090
TOTALS	2,034		1,681	229,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,681	123.0000	153.75	258,454	1963	2000	0	0	0	11.38	88.62

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



939 N FLETCHER AVE U&D, 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	229,042
TOTAL MARKET OB/XF VALUE	3,378
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	497,420
SOH/AGL Deduction	58,609
ASSESSED VALUE	438,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	438,811
TOTAL JUST VALUE	497,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152754	DECKFRT	10,000	11/25/2015
20081756	REPAIR/RRF	9,200	12/02/2008
20081411	OTHER	2,000	09/11/2008
20020106	REMODEL	2,000	01/23/2002
20012495	REMODEL	2,000	11/14/2001
958787	REMODEL	5,710	01/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1481	1/11/2022	QC	U	I	11	100
GRANTOR: CASERTA JOHN P & LILI						
GRANTEE: CASERTA JOHN P & LI						
1228/1320	5/10/2004	WD	Q	I		300,000
GRANTOR: SORRELLS BILLY JOEY						
GRANTEE: CASERTA JOHN P & LI						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S34 PTO=[YR=1993] S6 E24 N6 W24 $ E24 N18 UST=[YR=2004] E3 N6 W3 S6 $ N16 $ PTR= E15 HXB=[YR=1993] E24 S34 BAL=[YR=2017] S8 W24 STR=[YR=2017] W4 N12 E4 S12$ N8 E24$ W24 N34$ 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	0819	CONC 12"	0	0	19	8	152.00	SF	4.75	4.75	100	1980	1980	3	32.5	235	
2	0810	CONCRETE A	0	0	0	0	68.00	SF	6.50	6.50	100	2004	2004	3	84	371	
3	1241	WD DECK G	0	0	0	0	273.00	UT	23.00	23.00	100	1995	1995	3	23	1,444	
4	0911	SCRN RM A	0	0	19	8	152.00	SF	35.00	35.00	100	2004	2004	3	22	1,170	
5	0940	SHEDS/PORT	0	0	4	6	24.00	SF	30.00	30.00	100	2004	2004	3	22	158	

LAND DESCRIPTION

TOTAL OB/XF 3,378

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS