

LOT 120 (EX E 15 FT)  
IN OR 2522/117  
GA FDNA BEACH # 2 UNR

SERRANO CARLOS M & COURTNEY E  
95299 BARNWELL RD  
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0120-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 50   |
| Exterior Wall            | 16 | WD FR STUC 50  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 04 | PLYWOOD 50     |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| 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 0800MULTI-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       | 1,029            | 100         | 1,029        | 130,570              |
| HXB       | 1,029            | 100         | 1,029        | 130,570              |
| HXP       | 30               | 30          | 9            | 1,142                |
| UOP       | 25               | 20          | 5            | 635                  |

TOTALS 2,113 2,072 262,918

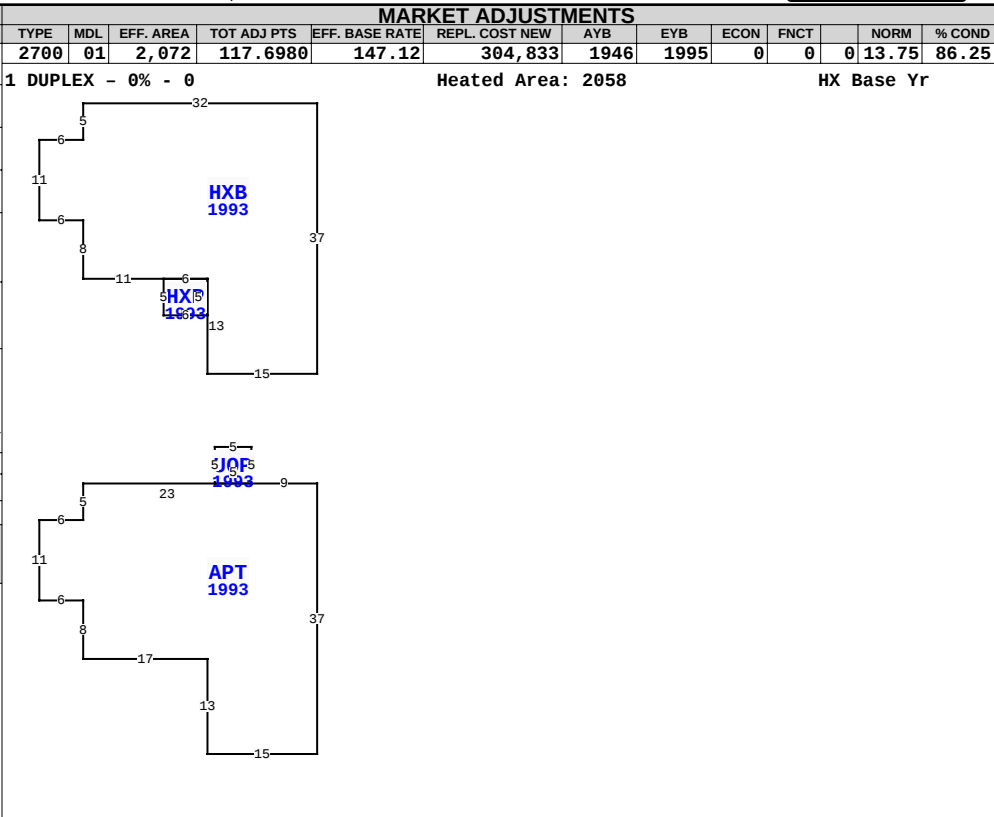
EXTRA FEATURES

| L N | 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   | 0940       | SHEDS/PORT  | 0   | 0   | 0  | 0 | 146.00 | SF | 30.00 | 30.00          | 100       | 1995    | 1995        | 3 | 20     | 876             |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 431.00 | SF | 6.50  | 6.50           | 100       | 1990    | 1990        | 3 | 59.5   | 1,667           |       |
| 3   | 0810       | CONCRETE A  | 0   | 0   | 18 | 3 | 54.00  | SF | 6.50  | 6.50           | 100       | 1995    | 1995        | 3 | 70     | 246             |       |
| 4   | 1242       | WD DECK A   | 0   | 0   | 0  | 0 | 428.00 | SF | 14.00 | 14.00          | 100       | 2018    | 2018        | 3 | 82     | 4,913           |       |
| 5   | 1242       | WD DECK A   | 0   | 0   | 18 | 4 | 72.00  | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 82     | 590             |       |
| 6   | 1242       | WD DECK A   | 0   | 0   | 13 | 3 | 39.00  | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 82     | 320             |       |
| 7   | 0810       | CONCRETE A  | 0   | 0   | 12 | 3 | 36.00  | SF | 6.50  | 6.50           | 100       | 1991    | 1991        | 3 | 62     | 145             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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      | 75.00 | 85.00 | 75.00       | FF        |     | 1.00     | 1.00   | 1.00    | 7,000.00   | 7,000.00       | 525,000    |                             |      |         |      |     |    |        |

REVIEW DATE 06/06/2024 BY KBA



334 N FLETCHER AVE, FERNANDINA BEACH

| 334 N FLETCHER AVE, FERNANDINA BEACH |    |       |                |           |         |             |   |        |                 | INC DATE |  | AG DATE |  |
|--------------------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|---------|--|
| UNITS                                | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |         |  |
| 146.00                               | SF | 30.00 | 30.00          | 100       | 1995    | 1995        | 3 | 20     | 876             |          |  |         |  |
| 431.00                               | SF | 6.50  | 6.50           | 100       | 1990    | 1990        | 3 | 59.5   | 1,667           |          |  |         |  |
| 54.00                                | SF | 6.50  | 6.50           | 100       | 1995    | 1995        | 3 | 70     | 246             |          |  |         |  |
| 428.00                               | SF | 14.00 | 14.00          | 100       | 2018    | 2018        | 3 | 82     | 4,913           |          |  |         |  |
| 72.00                                | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 82     | 590             |          |  |         |  |
| 39.00                                | SF | 10.00 | 10.00          | 100       | 2018    | 2018        | 3 | 82     | 320             |          |  |         |  |
| 36.00                                | SF | 6.50  | 6.50           | 100       | 1991    | 1991        | 3 | 62     | 145             |          |  |         |  |
|                                      |    |       |                |           |         |             |   |        |                 |          |  |         |  |
|                                      |    |       |                |           |         |             |   |        |                 |          |  |         |  |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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      | 75.00 | 85.00 | 75.00       | FF        |     | 1.00     | 1.00   | 1.00    | 7,000.00   | 7,000.00       | 525,000    |                             |      |         |      |     |    |        |

REVIEW DATE 06/06/2024 BY KBA

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |  |  |  |  | 2       |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|--|--|--|---------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |  |  |  |  | 2       |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |  |  |  |  | 2       |  |  |  |  |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |  |  |  |  |  |  | 2       |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 262,918     |  |  |  |  |  |  |  |  |  | 262,918 |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 8,757       |  |  |  |  |  |  |  |  |  | 8,757   |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 525,000     |  |  |  |  |  |  |  |  |  | 525,000 |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 796,675     |  |  |  |  |  |  |  |  |  | 796,675 |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 14,139      |  |  |  |  |  |  |  |  |  | 14,139  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 782,536     |  |  |  |  |  |  |  |  |  | 782,536 |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |  |  |  |  | 0       |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 782,536     |  |  |  |  |  |  |  |  |  | 782,536 |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 796,675     |  |  |  |  |  |  |  |  |  | 796,675 |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |  |  |  |  | 0       |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |  |  |  |  | 0       |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 711,396     |  |  |  |  |  |  |  |  |  | 711,396 |  |  |  |  |  |  |  |  |  |

BLD DATE 05/22/2024 MLU

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2522/0117 12/15/2021 TD Q I 01 800,000

GRANTOR: LEWIS ANN I REVOCABLE

GRANTEE: SERRANO CARLOS M &

2267/0524 3/01/2019 WD U I 11 100

GRANTOR: LEWIS ANN I

GRANTEE: LEWIS ANN I REVOCAB

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W9 UOP=[YR=1993] N5 W5 S5 E5 \$ W23 S5 W6 S11 E6

S8 E17 S13 E15 N37\$ PTR=N15 HXB=[YR=1993] N37 W32 S5W6S11

E6S8E11 HXP=[YR=1993] S5 E6N5W6\$ E6S13E15\$ S15\$.