LOTS 6,8 & 10
IN OR 596/844 & OR 724/1685
HAMBYS ADDN TO FDNA BEACH SUB

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AV
FERNANDINA BEACH, FL 32034

# 2024

00-00-31-1360-0006-0000

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 08 | DECORATIVE 20 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 7 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| RMS | | 25 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

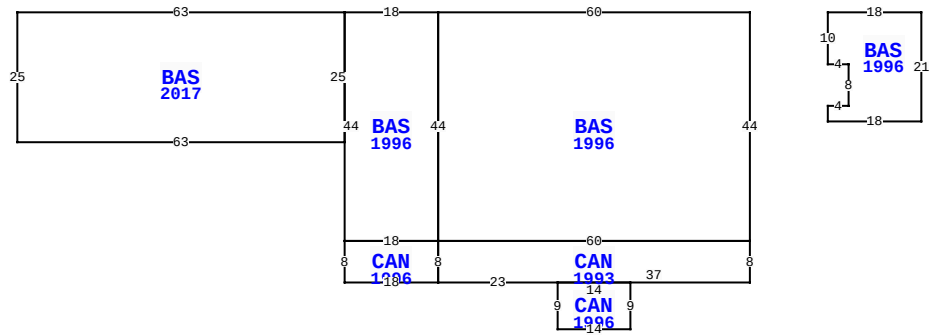
| | | | |
|---|---|---|---|
| DOR CODE | 1700 | OFFICE BUILDINGS | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1060.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 346 | 100 | 346 | 20,266 |
| BAS | 792 | 100 | 792 | 46,390 |
| BAS | 2,640 | 100 | 2,640 | 154,633 |
| BAS | 1,575 | 100 | 1,575 | 92,253 |
| CAN | 480 | 30 | 144 | 8,434 |
| CAN | 126 | 30 | 38 | 2,226 |
| CAN | 144 | 30 | 43 | 2,519 |
| TOTALS | 6,103 | | 5,578 | 326,721 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | DP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1701 | 04 | 5,578 | 98.3841 | 139.46 | 777,908 | 1975 | 1985 | 0 | 0 | 5 | 53.00 | 42.00 |

1 OFFICE 1&2 – 0% - 0 Heated Area: 5353 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 03/22/2018 | KK | LGL DATE |
| XF DATE | 03/22/2018 | KK | LAND DATE |
| INC DATE | | | AG DATE |

2057 S FLETCHER AVE, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 326,721 |
| TOTAL MARKET OB/XF VALUE | 33,547 |
| TOTAL LAND VALUE - MARKET | 921,000 |
| TOTAL MARKET VALUE | 1,281,268 |
| SOH/AGL Deduction | 482,224 |
| ASSESSED VALUE | 799,044 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 799,044 |
| TOTAL JUST VALUE | 1,281,268 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,301,739 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20163229 | ADDITION | 223,291 | 11/22/2016 |
| 20163230 | ROOF | 7,650 | 11/22/2016 |
| 20080851 | H/AC | 4,000 | 05/19/2008 |
| B021790 | REMODEL | 1,000 | 10/16/2002 |
| B9369 | REMODEL | 40,000 | 10/17/1995 |
| 1026 | H/AC | 1,500 | 01/18/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0724/1685 | 3/02/1995 | WD | Q | I | | 122,000 |
| GRANTOR: LIBERTY REALTY PARTNE | | | | | | |
| GRANTEE: FERNANDINA BEACH RE | | | | | | |
| 0596/0844 | 5/01/1990 | WD | U | V | 01 | 100 |
| GRANTOR: SIMMONS RICHARD S | | | | | | |
| GRANTEE: FDNA BCH REALTY INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W60 BAS=[YR=1996] W18 BAS=[YR=2017] W63 S25 E63 N25$ S44 CAN=[YR=1996] S8 E18 CAN=[YR=1993] E23 CAN=[YR=1996] S9 E14 N9 W14$ E37 N8 W60 S8$ N8 W18$ E18 N44$ S44 E60 N44$ PTR=E15 BAS=[YR=1996] E18 S21 W18 N3 E4 N8 W4 N10$ 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 | 0 | 0 | 0 | 8,416.00 | SF | 4.00 | 4.00 | 100 | 1996 | 1996 | 3 | 72 | 24,238 | |
| 2 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 535.00 | SF | 8.00 | 8.00 | 100 | 1996 | 1996 | 3 | 72 | 3,082 | |
| 3 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 23.00 | LF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 79 | 273 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 10 | 6 | 60.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 72 | 281 | |
| 5 | 0505 | FLAGPOLE A | 0 | 0 | 0 | 0 | 30.00 | LF | 50.00 | 50.00 | 100 | 1996 | 1996 | 3 | 20 | 300 | |
| 6 | 0646 | LWN SPRK H | 0 | 0 | 0 | 0 | 22.00 | UT | 2.00 | 2.00 | 100 | 1996 | 1996 | 3 | 20 | 9 | |
| 7 | 0648 | LIGHTS-AV | 0 | 0 | 0 | 0 | 2.00 | UT | 140.00 | 140.00 | 100 | 2004 | 2004 | 3 | 22 | 62 | |
| 8 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 182.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 72 | 852 | |
| 9 | 0445 | BOX FNC 5' | 0 | 0 | 0 | 0 | 23.00 | LF | 8.10 | 8.10 | 100 | 1996 | 1996 | 3 | 20 | 37 | |
| 10 | 0811 | CONCRETE B | 0 | 0 | 60 | 13 | 780.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 3,934 | |

TOTAL OB/XF 33,068

## LAND DESCRIPTION

| 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 | 001700 | C | 1STORY OFF | 0 | 0006 | C-1 | 168.00 | 110.00 | 18,420.00 | SF | | 1.00 | 1.00 | 1.00 | 50.00 | 50.00 | 921,000 | | | | | | | |

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 921,000 Market: 0 Agricultural: 0 Common: 921,000 PRINTED 08/06/2024 BY SYS

LOTS 6,8 & 10
IN OR 596/844 & OR 724/1685
HAMBYS ADDN TO FDNA BEACH SUB

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**2024**

**00-00-31-1360-0006-0000**

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|---|---|---|---|---|
| TOTALS | | | | |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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| GRANTOR: SIMMONS RICHARD S | | | | | | |
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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 76.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 479 | |

## LAND DESCRIPTION

TOTAL OB/XF 479

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 921,000 Market: 0 Agricultural: 0 Common: 921,000 PRINTED 08/06/2024 BY SYS