LOT S1/2 OF 18 & LOT 20
IN OR 2520/1757
HAMBYS SUB PB 2/32

AARON DANNY L
87355 ROSES BLUFF RD
YULEE, FL 32097

2024

00-00-31-1360-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

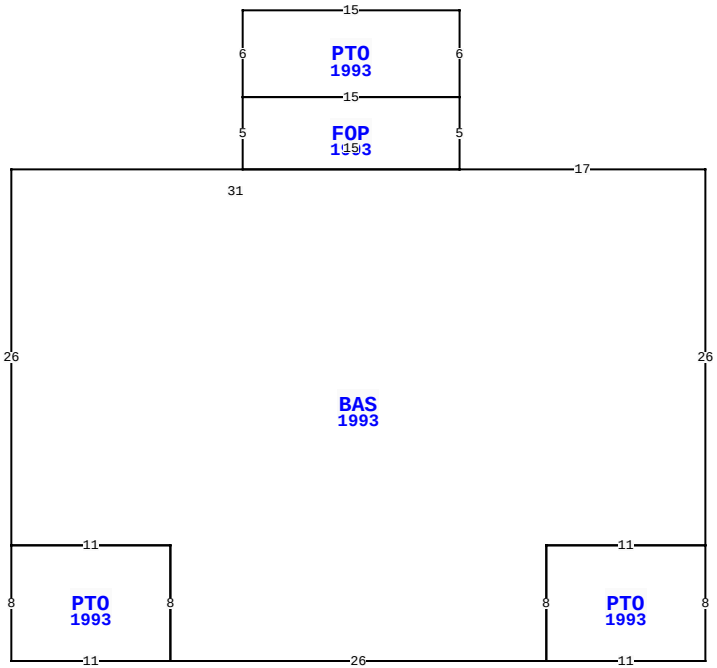
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	180,203
FOP	75	30	22	2,723
PTO	88	5	4	495
PTO	88	5	4	495
PTO	90	5	4	495
TOTALS	1,797		1,490	184,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,490	124.5420	155.68	231,963	1941	1970	0	0	0	20.50	79.50

1 SNGL FAM – 0% - 0 Heated Area: 1456 HX Base Yr



BLD DATE	11/28/2007 KK	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

2133 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,411
TOTAL MARKET OB/XF VALUE	7,586
TOTAL LAND VALUE - MARKET	530,670
TOTAL MARKET VALUE	722,667
SOH/AGL Deduction	0
ASSESSED VALUE	722,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	722,667
TOTAL JUST VALUE	722,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0637	FDG	34,663	12/07/2023
20140553	STUCCO	4,000	03/21/2014
20131307	REMWALL	500	06/10/2013
20131299	ADD BRKR	600	06/07/2013
20062786	REPAIR/RRF	5,000	12/21/2006
B969538	REPAIR/RRF	2,000	01/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1757	12/09/2021	WD	Q	I	02	785,000
GRANTOR: LECUYER MICHAEL J & L						
GRANTEE: AARON DANNY L						
2088/0614	12/05/2016	WD	Q	I	01	430,000
GRANTOR: CURTIS SCOTT F & REBE						
GRANTEE: LECUYER MICHAEL & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N5 PTO=[YR=1993] N6 W15 S6 E15$ W15 S5 E15$ W31 S26 PTO=[YR=1993] S8 E11 N8 W11$ E11 S8 E26 PTO=[YR=1993] E11 N8 W11 S8$ N8 E11 N26$.

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	1242	WD DECK A	0	0	0	0	202.00	SF	5.00	5.00	100	1997	1997	3	20	202	
2	0350	CARPORT WD	0	0	0	0	202.00	SF	13.00	13.00	100	1997	1997	3	20	525	
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
4	0479	VF PICKET	0	0	0	0	14.00	LF	10.00	10.00	100	2014	2014	3	87	122	
5	0476	VF 6 SBPL	0	0	0	0	206.00	LF	32.00	32.00	100	2014	2014	3	87	5,735	
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 7,586

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	84.00	110.00	84.00	FF		1.00	1.00	0.90	7,000.00	6,317.50	530,670							

REVIEW DATE 07/09/2024 BY DJNW Total Acres: 0.00 Total Land Value: 530,670 Market: 0 Agricultural: 0 Common: 530,670 PRINTED 08/06/2024 BY SYS