LOT 29
IN OR 1758/1857
HAMBYS SUB PB 2/32

**BUCHANAN CAROL LIVING TRUST**
2160 S FLETCHER AV
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1360-0029-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

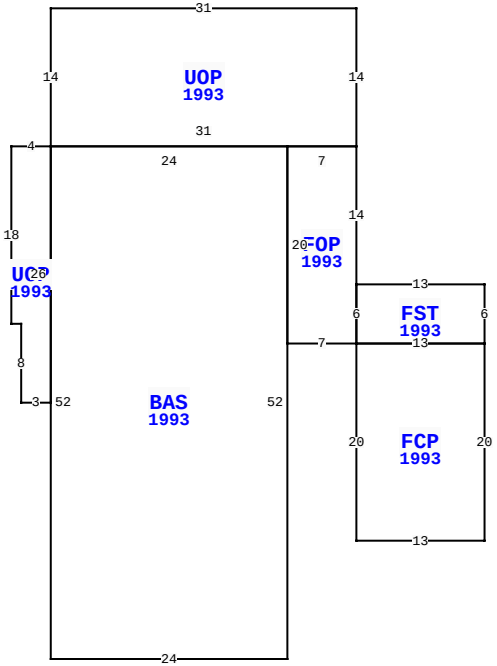
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 1052.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,248 | 100 | 1,248 | 182,092 |
| FCP | 260 | 25 | 65 | 9,484 |
| FOP | 140 | 30 | 42 | 6,128 |
| FST | 78 | 55 | 43 | 6,274 |
| UOP | 96 | 20 | 19 | 2,772 |
| UOP | 434 | 20 | 87 | 12,694 |
| TOTALS | 2,256 | | 1,504 | 219,445 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 1,504 | 120.4620 | 180.69 | 271,758 | 1970 | 1975 | 0 | 0 | 0 | 19.25 | 80.75 |

1 SFR CUST – 0% - 2024 Heated Area: 1248 HX Base Yr




2160 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 219,445 |
| TOTAL MARKET OB/XF VALUE | 3,293 |
| TOTAL LAND VALUE - MARKET | 990,000 |
| TOTAL MARKET VALUE | 1,212,738 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,212,738 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,212,738 |
| TOTAL JUST VALUE | 1,212,738 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,112,533 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122496 | FNCRAIL | 1,500 | 12/12/2012 |
| 20051486 | REPAIR/RRF | 5,000 | 03/31/2005 |
| B2004020 | REPAIR/RRF | 950 | 09/18/2000 |
| 4432 | N/A | 2,500 | 08/13/1987 |
| 3387 | N/A | 1,500 | 01/01/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1758/1857 | 10/06/2011 | QC | U | I | 11 | 100 |
| GRANTOR: BUCHANAN CLAYTON W II | | | | | | |
| GRANTEE: BUCHANAN CAROL LIVI | | | | | | |
| 0510/0543 | 2/13/1987 | FS | U | I | | 100 |
| GRANTOR: BUCHANAN JOE D JR | | | | | | |
| GRANTEE: BUCHANAN CLAYTON II | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W13 FOP=[YR=1993] N14 UOP=[YR=1993] N14 W31 S14 E31 $ W7 BAS=[YR=1993] W24 UOP=[YR=1993] W4 S18 E1 S8 E3 N26 $ S52 E24 N52 $ S20 E7 FCP=[YR=1993] S20 E13 N20 W13 $ N6 $ S6 E13 N6 $.

## 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 | 1,176.00 | SF | 4.00 | 4.00 | 100 | 1985 | 1985 | 3 | 47 | 2,211 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 14 | 14 | 196.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 392 | |
| 3 | 0415 | BEACHWALK | 0 | 0 | 3 | 200 | 600.00 | SF | 5.75 | 5.75 | 100 | 1995 | 1995 | 3 | 20 | 690 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,293

| 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 | 000120 | C | SFR OCN FT | 0 | | R-2 | 50.00 | 250.00 | 50.00 | FF | | 1.00 | 1.00 | 1.20 | 16,500.00 | 19,800.00 | 990,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS