

LOT 30 & N1/2 OF LOT 32
IN OR 2719/555
HAMBYS SUB PB 2/32

B&L LIVING TRUST/SEIGNIOUS GEORGE WILLIAMS IV TRUS
2193 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1360-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
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	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	86,327
STP	12	10	1	87
UOP	63	20	13	1,126
USP	376	30	113	9,794
TOTALS	1,447		1,123	97,335

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	1242	WD DECK A	0 100	0	0	128.00	SF	10.00	10.00	100
2	0810	CONCRETE A	0 100	0	0	72.00	SF	6.50	6.50	100

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		R-2	78.00	110.00	78.00	FF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,123	120.8400	114.80	128,920	1941	1980	0	0	24.50	75.50	
1 SINGLE FAM - 100% - 2017 Heated Area: 996 HX Base Yr 2017												
2193 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE: 03/20/2024 MLU												

TOTAL OB/XF 862												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	1242	WD DECK A	0 100	0	0	128.00	SF	10.00	10.00	100	2013	2013
2	0810	CONCRETE A	0 100	0	0	72.00	SF	6.50	6.50	100	1950	1950

TOTAL OB/XF 862												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000100	C	SFR	100		R-2	78.00	110.00	78.00	FF	1.00	1.00

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 2												
STANDARD												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 97,335												
TOTAL MARKET OB/XF VALUE 862												
TOTAL LAND VALUE - MARKET 546,000												
TOTAL MARKET VALUE 644,197												
SOH/AGL Deduction 258,186												
ASSESSED VALUE 386,011												
TOTAL EXEMPTION VALUE HX HB VX 55,000												
BASE TAXABLE VALUE 331,011												
TOTAL JUST VALUE 644,197												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 600,884												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130456	ADD BATH	10,000	03/06/2013
20120898	380' DECK/SCR RM	12,000	05/17/2012
20120856	REPL SIDING, WIND	1,400	05/14/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2719/555	6/17/2024	WD	U	I	11	100	
GRANTOR:SEIGNIOUS GEORGE IV &							
GRANTEE:B&L LIVING TRUST							
1791/0579	4/27/2012	WD	U	I	37	215,000	
GRANTOR:BOHRER KATHLEEN K							
GRANTEE:SEIGNIOUS GEORGE IV							

BUILDING NOTES												
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BUILDING DIMENSIONS												
USP=[YR=2012] W28 S10 BAS=[YR=1993] W14 S26 E33 UOP=[YR=1993] S7 E3 STP=[YR=1994] S4E3N4W3\$ E6 N7W9\$ E9N14 W8 N12 W20\$ E20 S12 E8 N22\$.												