



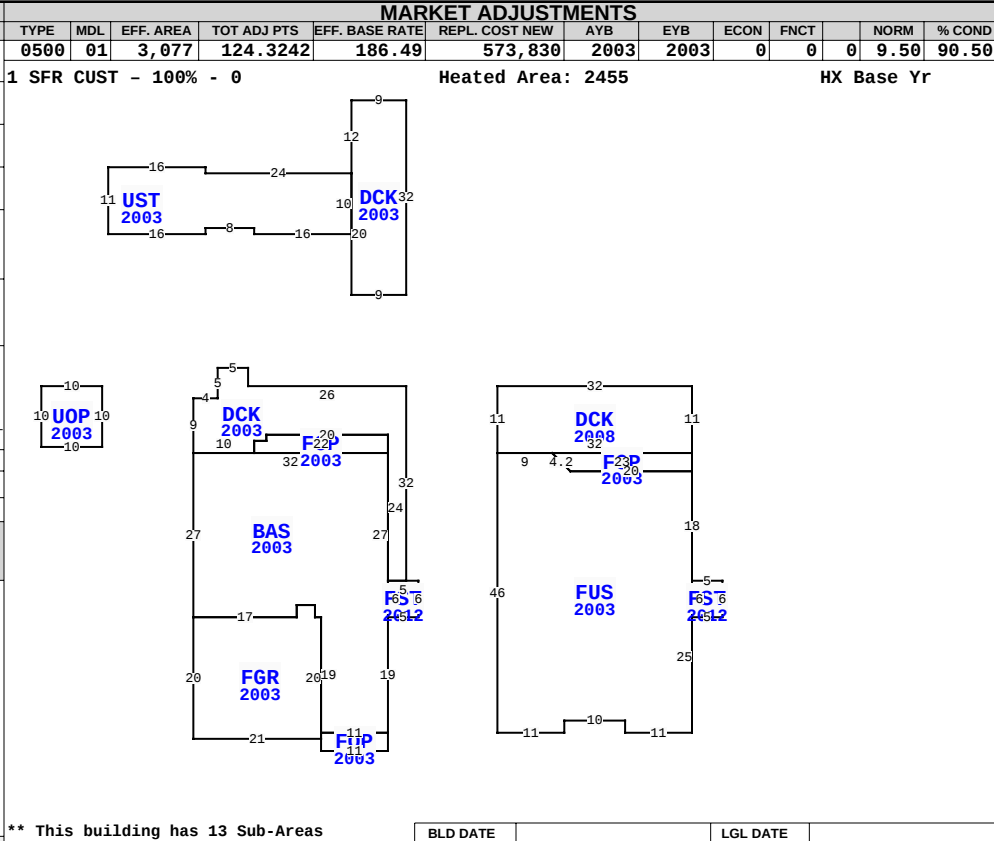
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,067	100	1,067	180,081
DKC	288	10	29	4,894
DKC	391	10	39	6,582
DKC	352	10	35	5,907
FGR	426	55	234	39,493
FOP	33	30	10	1,688
FOP	64	30	19	3,206
FOP	65	30	20	3,376
FST	30	55	16	2,701
FST	30	55	16	2,701
TOTALS	4,642		3,077	519,316

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	979.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	43.00	SF	6.50
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		R-2	50.00	250.00	50.00



** This building has 13 Sub-Areas									
2242 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/07/2024 MLU				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					519,316				
TOTAL MARKET OB/XF VALUE					17,521				
TOTAL LAND VALUE - MARKET					990,000				
TOTAL MARKET VALUE					1,526,837				
SOH/AGL Deduction					727,292				
ASSESSED VALUE					799,545				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					749,545				
TOTAL JUST VALUE					1,526,837				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,413,671				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121906	NEW CONSTR	900	09/13/2012
20120897	ELEVATOR	30,000	05/17/2012
20111091	REMODEL	4,367	07/05/2011
20090479	GAS	800	04/17/2009
20090469	ELEC OTHER	6,000	04/16/2009
20080036	ADDITION	8,000	01/08/2008

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2278/0570	5/28/2019	SW	U	I	11	100			
GRANTOR:MARSHALL LINDA L & BR									
GRANTEE:BRUCE & LINDA MARSH									
1800/1938	6/28/2012	WD	U	I	30	100			
GRANTOR:MARSHALL LINDA L & BR									
GRANTEE:MARSHALL LINDA L &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
DKC=[YR=2003] W26 N3 W5 S5 W4 S9 BAS=[YR=2003] S27									
FGR=[YR=2003] S20 E21 FOP=[YR=2003] S2 E11 N3 W11 S1 \$ N20									
W1 N2 W3 S2 W17 \$ E17 N2 E3 S2 E1 S19 E11 N19 FST=[YR=2012]									
E5 N6 W5 S6\$ N27 FOP=[YR=2003] N3 W20 S1 W2 S2 E22 \$ W32 \$									
E10 N2 E2 N1 E20 S24E3 N32 \$ PTR= E15 DCK=[YR=2008] E32 S11									
FOP=[YR=2003] S3 FUS=[YR=2003] S18 FST=[YR=2012] E5 S6 W5 N6\$									
S25 W11 N2 W10 S2 W11 N46 E9 D3 R3 E20\$W20 L3 U3 E23\$ W32									
N11\$ W15\$PTR= N15 DCK=[YR=2003] N32 W9 S12 UST=[YR=2003]									
W24 N1 W16 S11 E16 N1 E8 S1 E16N10 \$ S20 E9 \$ S15 \$ PTR= W50									
UOP=[YR=2003] W10 S10 E10 N10 \$ E50\$.									