LOT 45
IN OR 1919/1900
ESMT OR 1394/111

OWENS BOYCE CRAIG & ELIZABETH
2252 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

2024

00-00-31-1360-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

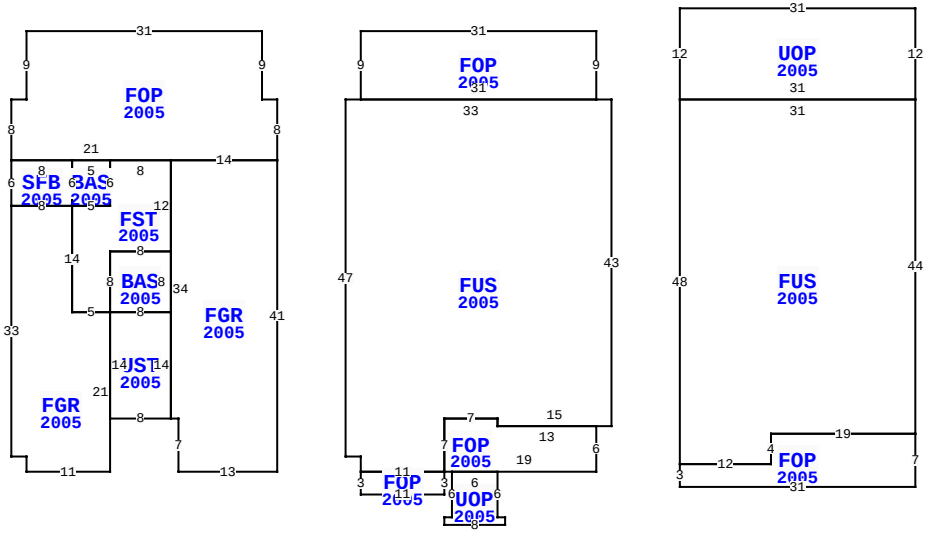
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD4 Adjustme	50	. 100
Quality	06	Quality Level 06
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	30	100	30	14,853
BAS	64	100	64	31,686
FGR	381	55	210	103,971
FGR	567	55	312	154,471
FOP	33	30	10	4,951
FOP	127	30	38	18,814
FOP	169	30	51	25,251
FOP	279	30	84	41,589
FOP	559	30	168	83,177
FST	166	55	91	45,054
TOTALS	5,935		4,213	2,085,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,213	353.0100	529.52	2,230,868	2005	2010	0	0	0	6.50	93.50

2 SFR CUST – 100% - 2020 Heated Area: 3116 HX Base Yr 2020



** This building has 16 Sub-Areas

2252 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		2,085,862
TOTAL MARKET OB/XF VALUE		47,339
TOTAL LAND VALUE - MARKET		990,000
TOTAL MARKET VALUE		3,123,201
SOH/AGL Deduction		781,737
ASSESSED VALUE		2,341,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,291,464
TOTAL JUST VALUE		3,123,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,941,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121288	HVAC	3,650	06/29/2012
20120630	SOLAR POOL HTR	4,440	04/12/2012
20111853	PICT WINDOW	8,000	10/13/2011
20062231	REMODEL	500	09/26/2006
20061775	XFOB	15,000	07/25/2006
20060101	XFOB	10,000	01/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1919/1900	5/28/2014	WD	Q	I	02	2,300,000
GRANTOR: HOLMES RONALD R & ANN						
GRANTEE: OWENS BOYCE CRAIG &						
1228/1956	5/10/2004	WD	Q	V		1,600,000
GRANTOR: HARRELL ELIZABETH HUN						
GRANTEE: HOLMES RONALD R & A						

BUILDING NOTES

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	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2005	2005	3	100	10,000	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
3	0855	CONC PAVER	0	100	0	0	1,349.00	SF	10.00	10.00	100	2006	2006	3	87	11,736	
4	0855	CONC PAVER	0	100	0	0	746.00	SF	10.00	10.00	100	2006	2006	3	87	6,490	
5	0861	POOL GUNIT	0	100	0	0	291.00	SF	85.00	85.00	100	2006	2006	3	44	10,883	
6	0462	ST/AL FNC	0	100	0	0	638.00	SF	10.00	10.00	100	2006	2006	3	44	2,807	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
8	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	2006	2006	3	27	216	
9	1123	CB 8"	0	100	0	0	63.00	SF	6.15	6.15	100	1960	1960	3	20	77	
10	1123	CB 8"	0	100	0	0	206.00	SF	6.15	6.15	100	2006	2006	3	87	1,102	

BUILDING DIMENSIONS

FGR=[YR=2005] S34E1S7E13N41W14$ FOP=[YR=2005]
E14N8W2N9W31S9W2S8E21$ FST=[YR=2005] W8BAS=[YR=2005]
W5S6E5N6$S6 W5SFB=[YR=2005] N6W8S6E8$FGR=[YR=2005] W8
S33E2S2E11N21W5N14$S14E5 UST=[YR=2005]
S14E8N14W8$BAS=[YR=2005] E8 N8W8S8$N8E8N12$PTR=N8E58
FUS=[YR=2005] W2FOP=[YR=2005] N9W31S9E31$
W33S47E2S2FOP=[YR=2005] S3E11N3W11$ E11FOP=[YR=2005]
E1UOP=[YR=2005] S6W1S1E8 N1W1N6W6$E19N6W13N1W7S7$N7E7S1
E15N43$E40UOP=[YR=2005] N12W31S12E31 $FUS=[YR=2005]
W31S48FOP=[YR=2005] S3E31N7 W19S4W12$E12N4E19N44$W98S8$.

LAND DESCRIPTION

TOTAL OB/XF 46,696

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	100		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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS

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NEIGHBORHOOD/LOC	1052.00		

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TOTALS				

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,941,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060015	XFOB	4,000	01/04/2006
20053045	ELEC OTHER	1,000	11/18/2005
20052390	SWIM POOL	33,000	08/05/2005
20052391	GAS	1,000	08/05/2005
20051319	H/AC	7,000	02/24/2005
20042294	OTHER	1,000	12/07/2004

SALES DATA

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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	0415	BEACHWALK	0	100	0	0	414.00	SF	5.75	5.75	100	2006	2006	3	27	643	

LAND DESCRIPTION

TOTAL OB/XF 643

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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS