

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100
03PLASTER 100

Interior Floor12HARDWOOD 80

Interior Floor08SHT VINYL 20

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame023 100
1 100
WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 Adjustme Occupancy02DIST FB 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1058.00

TOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,0721001,072135,368

FEP112809011,365

UGR2604511714,774

UOP402081,010

TOTALS1,4841,287162,518

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B010000734.00SF5.205.20100200520053863,282

20940SHEDS/PORTR01002010200.00SF30.0030.00100200020003201,200

31076TRELLIS A010000345.00SF7.507.5010019951995320518

LAND DESCRIPTIONTOTAL OB/XF5,000

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFACETOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000100CSFR100R-250.00110.0050.00FF1.001.000.957,000.006,650.00332,500

REVIEW DATE03/21/2024BYKBA

Total Acres: 0.00Total Land Value: 332,500Market: 0Agricultural: 0Common: 332,500PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. RATEBASE REPRPL. COST NEWAYBEYBECONFNCTNORMCOND

0900011,287126.6720158.34203,784194519700020.2579.75

1 SNGL FAM - 100% - 2015Heated Area: 1072HX Base Yr 2015

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE162,518

TOTAL MARKET OB/XF VALUE5,000

TOTAL LAND VALUE - MARKET332,500

TOTAL MARKET VALUE500,018

SOH/AGL Deduction250,116

ASSESSED VALUE249,902

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE199,902

TOTAL JUST VALUE500,018

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE468,662

SUBMITTER'S ADDRESS

CITYSTATEZIPCOUNTRY

PERMIT NUMBERDESCRIPTIONAMTISSUED

20173723HRDBRD5,00011/29/2017

20131546WINDOWS3,60508/03/2013

20042055REPAIR/RRF1,00011/03/2004

B003213REMODEL14,50006/12/2000

SALES DATA

OFF RECORD NumberDATEINSTQUANTITYVOLUMERSNCDSALE PRICE

2506/036510/13/2021QCUII11100

GRANTOR: HUDSON FRANCIS E & DE GRANTEE: KRESSE-HUDSON DENIS

1902/14471/31/2014SWQII02236,000

GRANTOR: THE BANK OF NEW YORK GRANTEE: HUDSON FRANCIS E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S12 W17 UGR=[YR=1993] N22 W10 S26 E10 N4\$
S4 W1 S22 E15 UOP=[YR=1993] S8E5 FEP=[YR=1993] E14 N8 W14 S8\$
N8 W5\$ E19 N38\$.

2295 S FLETCHER AVE, FERNANDINA BEACHFLORIDA 32035

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

03/20/2024MLU