LOT 51
IN OR 1236/322
HAMBYS SUB PB 2/32

JONES CAREY B & CARMEN H
PO BOX 16647
FERNANDINA BEACH, FL 32035

2024

00-00-31-1360-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

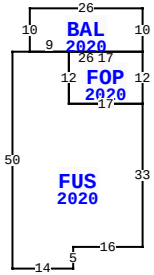
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

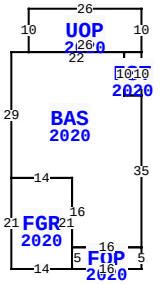
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	260	15	39	9,139
BAS	1,086	100	1,086	254,486
FGR	294	55	162	37,962
FOP	80	30	24	5,624
FOP	204	30	61	14,294
FOP	204	30	61	14,294
FST	40	55	22	5,155
FUS	1,200	100	1,200	281,201
FUS	1,216	100	1,216	284,950
STR	60	10	6	1,406
TOTALS	5,164		3,981	932,883

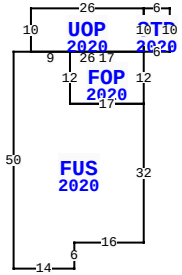
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,981	158.1174	237.18	944,214	2020	2020	0	0	0	1.20	98.80

1 SFR CUST – 100% - 2024 Heated Area: 3502 HX Base Yr 2024







** This building has 12 Sub-Areas

2282 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		932,883
TOTAL MARKET OB/XF VALUE		68,997
TOTAL LAND VALUE - MARKET		990,000
TOTAL MARKET VALUE		1,991,880
SOH/AGL Deduction		0
ASSESSED VALUE		1,991,880
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,941,880
TOTAL JUST VALUE		1,991,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,860,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190300	CO ISSUED	0	12/16/2020
20190561	SWIM POOL	0	09/25/2019
20190300	NEW CONSTR	0	06/24/2019
20190054	DEMOLITION	0	01/07/2019
20170065	MTLRF	0	01/18/2017
E0012690	TEMP POLE	3,000	12/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0322	6/07/2004	WD	Q	I		1,300,000
GRANTOR: MCGROGAN PATRICK A						
GRANTEE: JONES CAREY B & CAR						
1022/1879	12/05/2001	WD	Q	I		525,000
GRANTOR: MCGROGAN CONSULTING C						
GRANTEE: MCGROGAN PATRICK A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2020] W26 S10 BAS=[YR=2020] W4 S29 FGR=[YR=2020] S21 E14 FOP=[YR=2020] E16 N5 W16 S5 $ N21 W14 $ E14 S16 E16 N35 FST=[YR=2020] N10 W4 S10 E4 $ W4 N10 W22 $ E26 N10 $PTR= E30 FUS=[YR=2020] E4 UOP=[YR=2020] N10 E26 STR=[YR=2020] E6 S10 W6 N10 $ S10 FOP=[YR=2020] S12 W17 N12 E17 $W26 $ E9 S12 E17 S32 W16 S6 W14 N50 $ W30$ PTR= N30 FUS=[YR=2020] N50 E4 BAL=[YR=2020] N10 E26 S10 FOP=[YR=2020] S12 W17 N12 E17 $ W26 $ E9 S12 E17 S33 W16 S5 W14 $ S30$.

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	0855	CONC PAVER	0	100	0	0	1,234.00	SF	10.00	10.00	100	2020	2020	3	99	12,217	
2	0409	ELEVATOR R	0	100	0	0	1.00	UT	12,240.00	12,240.00	100	2020	2020	3	100	12,240	
3	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2020	2020	3	93	34,150	
4	0857	SANDSTONE/	0	100	0	0	468.00	SF	16.00	16.00	100	2020	2020	3	100	7,488	
5	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2020	2020	3	93	2,902	

LAND DESCRIPTION

TOTAL OB/XF 68,997

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 03/12/2021 BY RK Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS