

LOT 54 EX 15 FT IN SW COR
& PT LOT 48
IN OR 1907/761

COONROD DAVID KELLY JR
2337 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1360-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,145	100	1,145	140,957
DCK	27	10	3	369
DCK	37	10	4	492
DCK	87	10	9	1,108
DCK	242	10	24	2,954
FEP	322	80	258	31,761
FOP	35	30	10	1,231
FOP	92	30	28	3,447
FST	642	55	353	43,457
FUS	1,588	100	1,588	195,493
TOTALS	4,217		3,422	421,271

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	0	2,743.00	SF	4.00	4.00
2	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50
3	1242	WD DECK A	0	0	15	17	255.00	SF	10.00	10.00
4	1242	WD DECK A	0	0	0	0	945.00	SF	10.00	10.00
5	1242	WD DECK A	0	0	0	0	102.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000800	C	MULTI-FAM	0		R-2	50.00	110.00	50.00	FF

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
2700	11	3,422	129.8092	162.26	555,254	1941	1970	0	0	24.13
1 DUPLEX - 0% - 0										
Heated Area: 2733										
HX Base Yr										
BLD DATE										
XF DATE										
LGL DATE										
LAND DATE										
03/20/2024										
MLU										

TOTAL OB/XF										
7,649										

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		421,271	
TOTAL MARKET OB/XF VALUE		7,649	
TOTAL LAND VALUE - MARKET		332,500	
TOTAL MARKET VALUE		761,420	
SOH/AGL Deduction		132,593	
ASSESSED VALUE		628,827	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		628,827	
TOTAL JUST VALUE		761,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		721,295	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122018	STUCCO	8,000	09/28/2012
20062547	H/AC	700	11/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/0761	3/14/2014	QC	U	I	11	100
GRANTOR: COONROD DAVID KELLY J						
GRANTEE: COONROD DAVID KELLY						
1804/0108	7/16/2012	WD	U	I	12	260,000
GRANTOR: BANKUNITED NA						
GRANTEE: COONROD DAVID KELLY						

BUILDING NOTES										
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BUILDING DIMENSIONS
FST=[YR=2007] W30 S23BAS=[YR=1993] S20 W8 S14 E3
DCK=[YR=1993] S5 E8 N4 W3 N1 W5\$ E26DCK=[YR=1993] S3 E9 N3
FOP=[YR=1993] N7 W5\$ E5\$ W9\$ E4 N7 E5 N31 W12 S4 W18\$ E18 N4
E12 N19\$ PTR= E20 DCK=[YR=1993] E27 DCK=[YR=1993] N2 E13S13
W3 N7 W7 N4 W3\$ E3 S5 FUS=[YR=1993] E4 S56 FEP=[YR=1993] S7
W38 N14 E8 S7 E30\$ W30 N33 FOP=[YR=1993] N23 E4 S23 W4 \$ E4
N23 E22\$ W26 S23 W4 N28\$ W20\$.