LOT 59
HAMBYS SUB PB 2/32

PEREZ-VILLARREAL JOSE & BEVERLY
2314 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1360-0059-0000

BUILDING CHARACTERISTICS

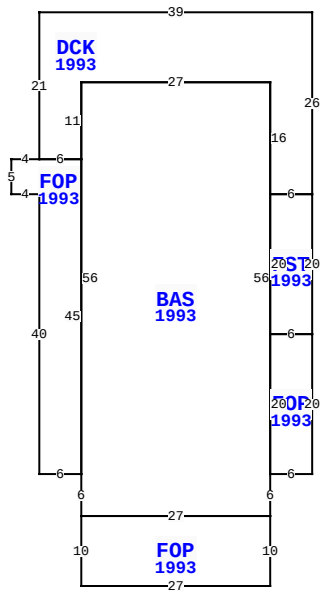
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

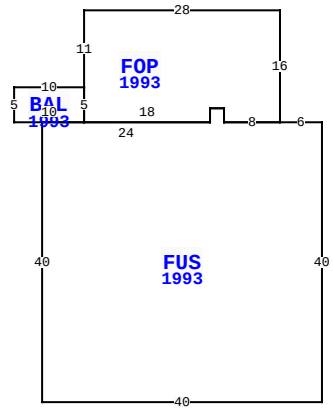
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	50	15	8	1,218
BAS	1,674	100	1,674	254,917
DCK	552	10	55	8,375
FOP	120	30	36	5,482
FOP	270	30	81	12,335
FOP	290	30	87	13,248
FOP	444	30	133	20,253
FST	120	55	66	10,050
FUS	1,604	100	1,604	244,257
TOTALS	5,124		3,744	570,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,744	108.0000	162.00	606,528	1963	2011	0	0	0	6.00	94.00

1 SFR CUST – 0% - 2024 Heated Area: 3278 HX Base Yr





2314 S FLETCHER AVE, FERNANDINA BEACH

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

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	0415	BEACHWALK	0	0	174	4	720.00	SF	5.75	5.75	100	1990	1990	3	20	828	
2	0820	WOOD WALK	0	0	0	0	377.00	SF	11.75	11.75	100	1988	1988	3	40	1,772	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0350	CARPORT WD	0	0	16	11	176.00	SF	13.00	13.00	100	1988	1988	3	20	458	
5	0858	SCULP CONC	0	0	0	0	1,689.00	SF	13.00	13.00	100	1997	1997	3	92	20,200	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	570,136
TOTAL MARKET OB/XF VALUE	25,498
TOTAL LAND VALUE - MARKET	990,000
TOTAL MARKET VALUE	1,585,634
SOH/AGL Deduction	0
ASSESSED VALUE	1,585,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,585,634
TOTAL JUST VALUE	1,585,634
NCON VALUE	42,752
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,429,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0747	R/R DUNEWALK	9,000	01/26/2024
2022-1037	NEW STANDING SEAM		06/28/2022
20091506	REPAIR/RRF	150	11/03/2009
B0040801	REPAIR/RRF	3,000	04/26/2004
B0011694	REPAIR/RRF	1,000	07/24/2001
B9710434	XFOB	9,500	04/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/445	12/12/2023	WD	U	I	11	100
GRANTOR: PEREZ-VILLARREAL PROP						
GRANTEE: PEREZ-VILLARREAL JO						
2499/0629	9/23/2021	WD	Q	I	01	1,600,000
GRANTOR: MALEY CAROL E ET AL						
GRANTEE: PEREZ-VILLARREAL PR						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W39 S21 FOP=[YR=1993] W4 S5 E4 S40 E6
BAS=[YR=1993] S6 FOP=[YR=1993] S10 E27 N10 W27 $ E27 N6
FOP=[YR=1993] E6 N20 FST=[YR=1993] N20 W6 S20 E6 $ W6 S20 $
N56 W27 S56 $ N45 W6 $ E6 N11 E27 S16 E6 N26 $ PTR= E15
BAL=[YR=1993] E10 FOP=[YR=1993] N11 E28 S16 FUS=[YR=1993] E6
S40 W40 N40 E24 N2 E2 S2 E8 $ W8 N2 W2 S2 W18 N5 $ S5 W10 N5
$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 25,498

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	0		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 07/09/2024 BY DJ Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS