

LOT 61
IN OR 1797/977 & OR 1797/979
HAMBYS SUB PB 2/32

KERNS DAVID G 2006 TRUST/KERNS LISA L 2006 TRUST
P O BOX 16254
FERNANDINA BEACH, FL 32035

2024

00-00-31-1360-0061-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2										
Exterior Wall	10	ABOVE AVG 100	0500	01	1,299	139.5000	209.25	271,816	1963	2000	0	0	11.00	89.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 0													Heated Area: 1206									
Roof Cover	11	SLATE 100														HX Base Yr									
Interior Wall	05	DRYWALL 50	27 40 49 19 13 6 9 6 8 7 8 10 16 BAS 1993 FCP 1993 BAS 2008 FST 2008																						
Interior Wall	06	CUST PANEL 50																							
Interior Floo	11	CLAY TILE 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
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																					
BAS	1,152	100	1,152	214,540																					
BAS	54	100	54	10,057																					
FCP	250	25	62	11,547																					
FST	56	55	31	5,773																					
TOTALS		1,512	1,299	241,916																					
EXTRA FEATURES					2324 S FLETCHER AVE, FERNANDINA BEACH																				
L N	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	1125	CB/STC 6"	0	0	0	0	561.00	SF	7.35	7.35	100	2008	2008	3	89	3,670									
2	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2008	2008	3	74	666									
3	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2008	2008	3	89	145									
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840									
5	0855	CONC PAVER	0	0	0	0	1,043.00	SF	10.00	10.00	100	2008	2008	3	89	9,283									
6	0855	CONC PAVER	0	0	0	0	683.00	SF	10.00	10.00	100	2009	2009	3	90	6,147									
7	0416	DUNEWALKS	0	0	0	0	924.00	SF	30.00	30.00	100	2009	2009	3	40	11,088									
8	0820	WOOD WALK	0	0	4	7	28.00	SF	11.75	11.75	100	2009	2009	3	40	132									
9	0855	CONC PAVER	0	0	0	0	594.00	SF	10.00	10.00	100	2010	2010	3	91	5,405									
TOTAL OB/XF 38,376																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 990,000 Market: 0 Agricultural: 0 Common: 990,000 PRINTED 08/06/2024 BY SYS																									