BLK 5 LOT 21
LAKEWOOD #3 PB5/193-194

BUTTINELLI
2321 SUSSEX LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-143A-0005-0210

BUILDING CHARACTERISTICS

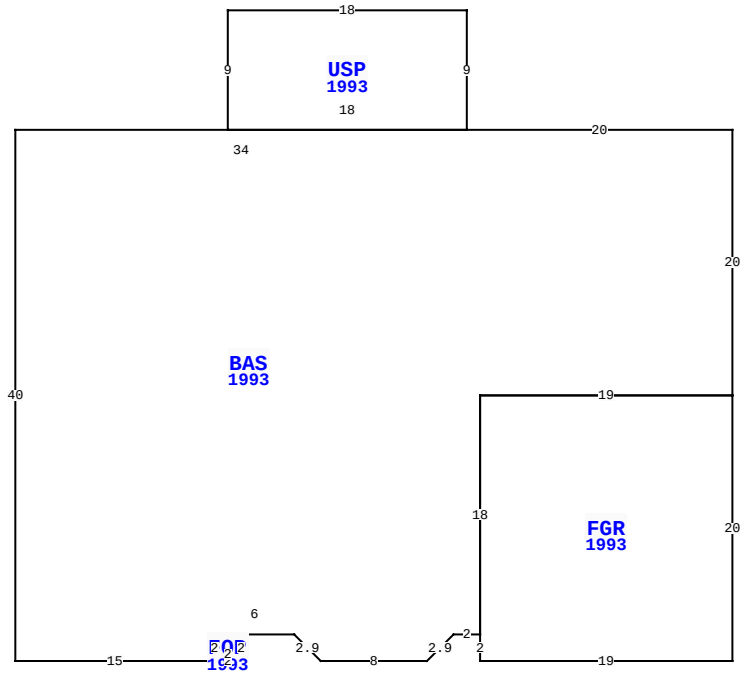
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	220,300
FGR	380	55	209	26,160
FOP	4	30	1	125
USP	162	30	49	6,134
TOTALS	2,306		2,019	252,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,019	116.2084	145.26	293,280	1988	1995	0	0	0	13.83	86.17

1 SNGL FAM – 100% - 2016 Heated Area: 1760 HX Base Yr 2016



2321 SUSSEX LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,719
TOTAL MARKET OB/XF VALUE		2,630
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		430,349
SOH/AGL Deduction		203,634
ASSESSED VALUE		226,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,715
TOTAL JUST VALUE		430,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041905	REPAIR/RRF	4,000	10/18/2004
4910	NEW CONSTR	60,270	06/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	8/21/2015	CN	U	I	11	100
GRANTOR: BUTTINELLI						
GRANTEE: BUTTINELLI						
9999/9999	7/14/2015	CN	Q	I	02	216,000
GRANTOR: PORTER JOHN CALHOUN I						
GRANTEE: BUTTINELLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] N9 W18 S9 E18$ W34S40 E15
FOP=[YR=1993] E2 N2 W2 S2$ N2 E6 D2 R2 E8 U2 R2 E2
FGR=[YR=1993] S2 E19 N20 W19 S18$ N18 E19 N20$.

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	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	1988	1988	3	54.5	287	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1988	1988	3	54.5	1,768	
3	0810	CONCRETE A	0	100	9	9	81.00	SF	6.50	6.50	100	1988	1988	3	54.5	287	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	18.00	18.00	100	1990	1990	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 2,630

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	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS