BLOCK 1 LOT 5
OCEAN CITY NORTH PORTION R/P
PBK 2/38

PICCIRILLO MARK & JODI
285 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

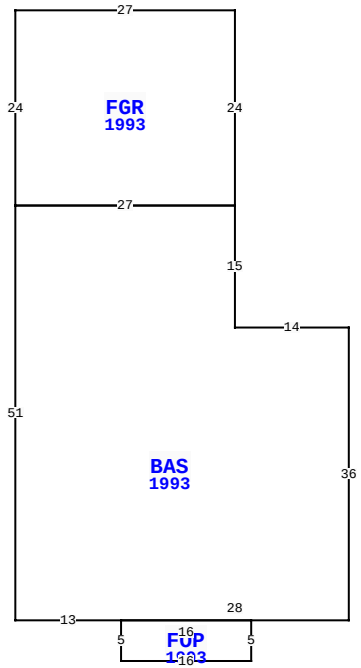
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	1,881	303,768
FGR	648	55	356	57,491
FOP	80	30	24	3,876
TOTALS	2,609		2,261	365,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,261	115.1451	172.72	390,520	1957	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2024 Heated Area: 1881 HX Base Yr



285 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	365,136
TOTAL MARKET OB/XF VALUE	5,668
TOTAL LAND VALUE - MARKET	424,320
TOTAL MARKET VALUE	795,124
SOH/AGL Deduction	0
ASSESSED VALUE	795,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	795,124
TOTAL JUST VALUE	795,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	658,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111151	H/AC	8,869	07/13/2011
20033534	XFOB	2,000	07/21/2003
20020336	REMODEL	4,000	02/27/2002
20020285	REMODEL	4,000	02/20/2002
20020112	REMODEL	25,000	01/24/2002
20012648	REMODEL	0	12/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/1017	1/23/2024	WD	Q	I	01	1,175,000
GRANTOR: P2R SP LLC						
GRANTEE: PICCIRILLO MARK & J						
2618/0051	2/02/2023	WD	U	I	11	100
GRANTOR: BOWERS JEFF TRUSTEE O						
GRANTEE: P2R SP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 N15 FGR=[YR=1993] N24 W27 S24 E27 $ W27 S51 E13 FOP=[YR=1993] S5 E16 N5 W16 $E28 N36 $.

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	0801	ASPHALT A	0	0	0	0	2,030.00	SF	3.00	3.00	100	2002	2002	3	50	3,045	
2	0810	CONCRETE A	0	0	0	0	355.00	SF	6.50	6.50	100	2002	2002	3	82	1,892	
3	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	100	1998	1998	3	75	731	

LAND DESCRIPTION

TOTAL OB/XF 5,668

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	0	0006	R-3	75.00	140.00	75.00	FF		1.00	1.00	0.88	6,400.00	5,657.60	424,320							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 424,320 Market: 0 Agricultural: 0 Common: 424,320 PRINTED 08/06/2024 BY SYS