

BLOCK 2 LOT 3
IN OR 1330/1613
(EX ESMT PT IN 1626/1418)

HARRELL LIVING TRUST/HARRELL HENRY H TRUSTEE
P O BOX 16177
FERNANDINA BEACH, FL 32035

2024

00-00-31-1520-0002-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	18	CEMENT BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	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
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NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	530	15	80	8,174
BAS	1,178	100	1,178	120,366
FOP	30	30	9	920
FOP	146	30	44	4,496
FSP	364	40	146	14,918
FUS	1,209	100	1,209	123,534
PTO	42	5	2	205
STR	39	10	4	409
UDG	768	55	422	43,119
UOP	364	20	73	7,459
TOTALS	5,438		3,551	362,835

** This building has 11 Sub-Areas

345 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

03/20/2024 MLU

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	0855	CONC PAVR	0	100	0	0			3,090.00	SF	10.00				28,428	
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				720	
3	0940	SHEDS/PORT	0	100	12	10			120.00	SF	30.00				756	
4	0350	CARPORT WD	0	100	7	10			70.00	SF	13.00				191	
5	0350	CARPORT WD	0	100	4	10			40.00	SF	13.00				260	
6	0350	CARPORT WD	0	100	5	10			50.00	SF	13.00				325	

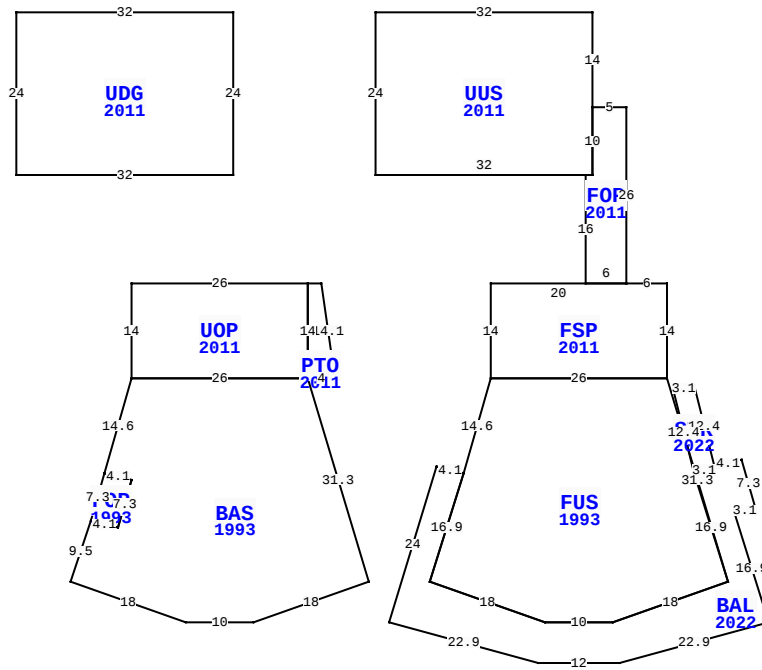
TOTAL OB/XF 30,680

LAND DESCRIPTION										TOTAL OB/XF										30,680									
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	000100	C	SFR	100	0006	R-3	75.00	144.00	75.00	FF		1.00	1.00	0.89	6,400.00	5,712.00	428,400												

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,551	97.0200	121.28	430,665	1975	1995	0	0	15.75	84.25

1 SNGL FAM - 100% - 2004 Heated Area: 2387 HX Base Yr 2004



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		362,835
TOTAL MARKET OB/XF VALUE		30,680
TOTAL LAND VALUE - MARKET		428,400
TOTAL MARKET VALUE		821,915
SOH/AGL Deduction		425,796
ASSESSED VALUE		396,119
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		346,119
TOTAL JUST VALUE		821,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		779,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221991	ADDITION	0	04/04/2022
20110261	ADDITION	51,800	02/24/2011
20110262	REPAIR/RRF	4,600	02/24/2011
20080878	REPAIR/RRF	8,614	05/23/2008
20080879	REPAIR/RRF	5,232	05/23/2008
20080870	REMODEL	9,000	05/22/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1330/1613	7/06/2005	WD	U	I	01
GRANTOR: HARRELL HENRY H & SUS					
GRANTEE: HARRELL HENRY H & S					
1120/0621	3/11/2003	WD	Q	I	
GRANTOR: FERREIRA SYLVIA P					
GRANTEE: HARRELL HENRY H & S					

322,500

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W2 UOP=[YR=2011] W26S14 BAS=[YR=1993] L4 D14
FOP=[YR=1993] L2 D7 D1 R4 R2 U7 U1 L4 \$ R4 D1 D7
L2 L4 U1 L3 D9 D6 R17 E10 R17 U6 L9 U30 W26\$ E26
N14\$ S14E4 U14 L2 \$ PTR= E25 FSP=[YR=2011] S14 FUS=[YR=1993]
L4 D14 BAL=[YR=2022] L4 U1 L7 D23 D6 R22 E12 R22 U6
U16 L5 R3 U1 U7 L2 L4 D1 STR=[YR=2022] U12 L3 L3 D1
D12 R3 R3 U1 \$ L3 D1 D16 R5 D6 L17 W10 L17 U6 R5 U16
\$ D16 L5 D6 R17 E10 R17 U6 L9 U30 W26\$ E26N14W6
FOP=[YR=2011] N26W5 UUS=[YR=2011] N14W32 S24E32N10\$ S10
W1S16E6\$ W20\$ W25\$ PTR=N16W13 UDG=[YR=2011] N24W32S24E32\$
E13S16\$.