BLOCK 10 LOTS 12 13 18 19 &
50 FT STRIP E OF LOTS
IN OR 2338/732

HOSHALL CLARK V JR EST
7077 BONNEVAL RD SUITE 400
JACKSONVILLE, FL 32216

2024

00-00-31-1680-0010-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

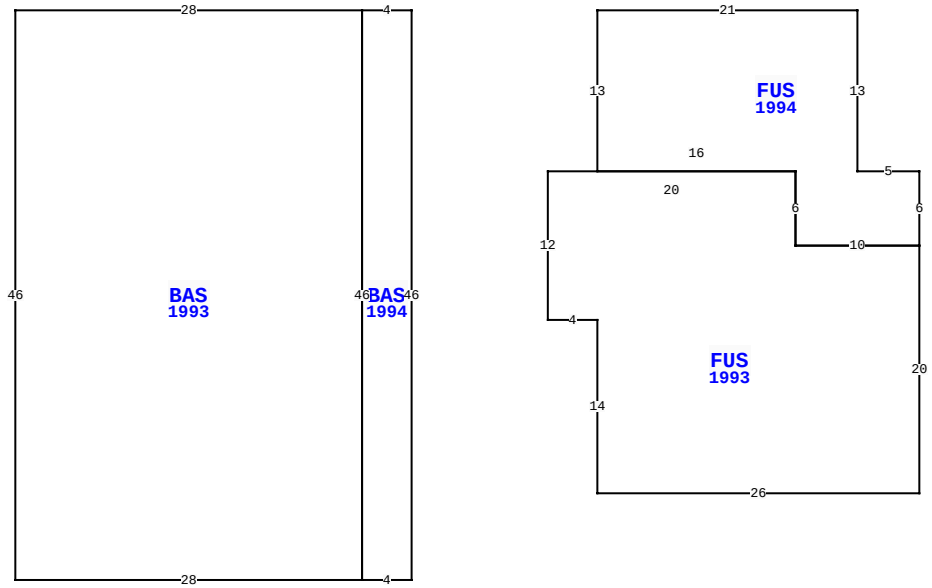
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	09	PINE WOOD 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1060.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	138,826
BAS	184	100	184	19,832
FUS	664	100	664	71,569
FUS	333	100	333	35,892
TOTALS	2,469		2,469	266,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	2,469	105.0519	149.70	369,609	1972	1996	0	0	0	28.00	72.00

1 RETAILSTOR – 0% - 0 Heated Area: 2469 HX Base Yr



BLD DATE	11/17/2021	KK	LGL DATE
XF DATE	11/17/2021	KK	LAND DATE 11/17/2021 KK
INC DATE			AG DATE

3381 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	266,118
TOTAL MARKET OB/XF VALUE	51,284
TOTAL LAND VALUE - MARKET	287,500
TOTAL MARKET VALUE	604,902
SOH/AGL Deduction	1,344
ASSESSED VALUE	603,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	603,558
TOTAL JUST VALUE	604,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	548,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-00022	WALL SIGN AND REP		06/29/2023
20200056	REPAIR/RRF	4,000	06/08/2020
B020557	REPAIR/RRF	11,000	04/03/2002
4885	REMODEL	35,000	06/09/1988
4815	REPAIR/RRF	5,000	05/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2338/0732	2/10/2020	CT	U	I	18	70,400
GRANTOR: DYE AMY L						
GRANTEE: HOSHALL CLARK V JR						
1523/0964	9/05/2007	WD	U	I	01	360,800
GRANTOR: DYE ANGELA L						
GRANTEE: DYE AMY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W4 BAS=[YR=1993] W28 S46 E28 N46 $ S46 E4 N46 $ PTR= E15 FUS=[YR=1994] E21 S13 E5 S6 FUS=[YR=1993] S20 W26 N14 W4 N12 E20 S6 E10 $ W10 N6 W16 N13 $ W15 $.

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	0855	CONC PAVER	0	0	0	0	7,386.00	SF	7.00	7.00	100	2021	2021	3	99	51,185	
2	0402	CONC BUMPE	0	0	0	0	4.00	UT	25.00	25.00	100	2021	2021	3	99	99	

LAND DESCRIPTION

TOTAL OB/XF 51,284

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	001100	C	STORE 1FLR	0	0006	C-1	0.00	0.00	11,500.00	SF		1.00	1.00	1.00	25.00	25.00	287,500							

REVIEW DATE 11/17/2021 BY KK Total Acres: 0.00 Total Land Value: 287,500 Market: 0 Agricultural: 0 Common: 287,500 PRINTED 08/06/2024 BY SYS