BLOCK 5 N45.20' OF LOT 2
IN OR 1866/849
SOUTH BEACH SUB PB 3/11

BROWN SHARON GAIL
4860 TRAWLER CT
JACKSONVILLE, FL 32225

2024

00-00-31-1720-0005-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

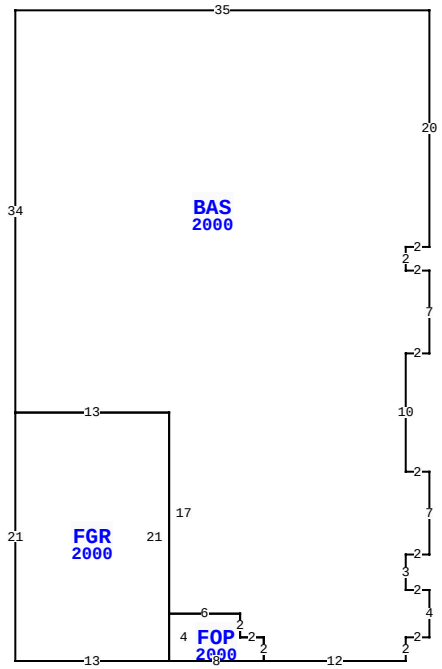
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1059.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	205,866
FGR	273	55	150	19,421
FOP	28	30	8	1,035
TOTALS	1,891		1,748	226,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,748	154.0000	146.30	255,732	2000	2000	0	0	0	11.50	88.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1590 HX Base Yr



3045 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	226,323
TOTAL MARKET OB/XF VALUE	11,111
TOTAL LAND VALUE - MARKET	279,000
TOTAL MARKET VALUE	516,434
SOH/AGL Deduction	0
ASSESSED VALUE	516,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	516,434
TOTAL JUST VALUE	516,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102153	H/AC	2,200	12/20/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1866/0849	7/02/2013	WD	Q	I	01	310,000
GRANTOR: SCAIFE KAREN TORLEY E						
GRANTEE: BROWN SHARON GAIL						
1106/1523	1/10/2003	WD	U	I	21	269,000
GRANTOR: HEARTSFIELD DARRELL B						
GRANTEE: ROSSELAND ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W35 S34 FGR=[YR=2000] S21 E13 FOP=[YR=2000] E8 N2 W2 N2 W6 S4 $ N21 W13 $ E13 S17 E6 S2 E2 S2 E12 N2 E2 N4 W2 N3 E2 N7 W2 N10 E2 N7 W2 N2 E2 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	0811	CONCRETE B	0	0	0	0	704.00	SF	5.20	5.20	100	2000	2000	3	79	2,892	
2	0811	CONCRETE B	0	0	0	0	621.00	SF	5.20	5.20	100	2000	2000	3	79	2,551	
3	0446	BOX FNC 6'	0	0	0	0	69.00	LF	20.00	20.00	100	2000	2000	3	20	276	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
5	1242	WD DECK A	0	0	20	4	80.00	SF	10.00	10.00	100	2000	2000	3	20	160	
6	1126	CB/STC 8"	0	0	0	0	488.00	SF	8.00	8.00	100	2000	2000	3	79	3,084	
7	1242	WD DECK A	0	0	0	0	112.00	SF	14.50	14.50	100	2000	2000	3	20	325	
8	1126	CB/STC 8"	0	0	0	0	71.00	SF	8.00	8.00	100	2000	2000	3	79	449	
9	0855	CONC PAVER	0	0	0	0	140.00	SF	10.00	10.00	100	2006	2006	3	87	1,218	

LAND DESCRIPTION

TOTAL OB/XF 11,111

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		R-3	45.00	100.00	45.00	FF	1	1.00	1.00	1.00	6,200.00	6,200.00	279,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 279,000 Market: 0 Agricultural: 0 Common: 279,000 PRINTED 08/06/2024 BY SYS