BLOCK 6 N1/2 OF LOT 4
IN OR 1093/928
SOUTH BEACH SUB PB 3/11

CABELL JOHN WITSELL & LORI ZEIGLER
2801 RACHEAL AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0006-0041

BUILDING CHARACTERISTICS

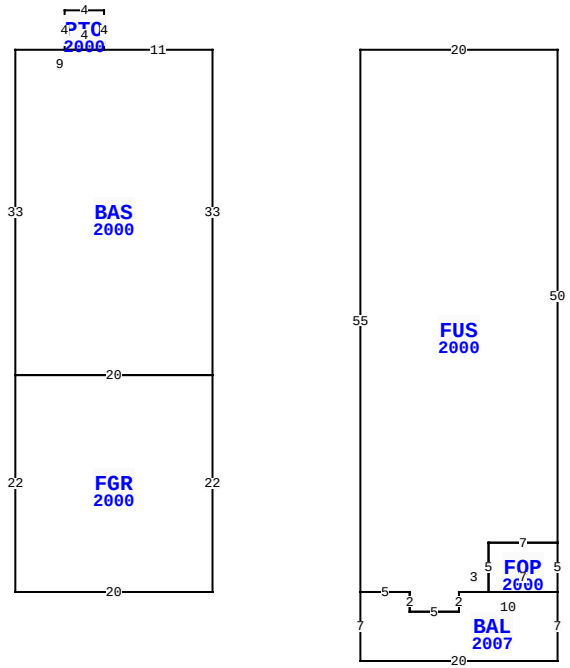
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAL	130	15	20	1,975
BAS	660	100	660	65,152
FGR	440	55	242	23,889
FOP	35	30	10	987
FUS	1,075	100	1,075	106,118
PTO	16	5	1	99
TOTALS	2,356		2,008	198,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,008	113.8760	108.18	217,225	2000	2005	0	0	0	8.75	91.25

1 TOWNHOUSE – 0% - 0 Heated Area: 1735 HX Base Yr



BLD DATE	03/13/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

2929 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	198,218
TOTAL MARKET OB/XF VALUE	3,951
TOTAL LAND VALUE - MARKET	178,250
TOTAL MARKET VALUE	380,419
SOH/AGL Deduction	0
ASSESSED VALUE	380,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,419
TOTAL JUST VALUE	380,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071394	XFOB	2,500	07/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/0928	11/08/2002	WD	Q	I		280,000
GRANTOR: BLANKENBEKER E DOUGLA						
GRANTEE: CABELL JOHN WITSELL						
0918/0377	2/04/2000	WD	U	I		265,000
GRANTOR: CENTRE ST COMPANY						
GRANTEE: BLANKENBEKER E DOUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W11 PTO=[YR=2000] N4 W4 S4 E4$ W9 S33 FGR=[YR=2000] S22 E20 N22 W20$ E20 N33$ PTR=E15 FUS=[YR=2000] E20 S50 FOP=[YR=2000] S5 BAL=[YR=2007] S7 W20 N7 E5 S2 E5 N2 E10$ W7 N5 E7$ W7 S5 W3 S2 W5 N2 W5 N55$ 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	0811	CONCRETE B	0	0	0	0	803.00	SF	5.20	5.20	100	2000	2000	3	79	3,299	
2	0810	CONCRETE A	0	0	37	3	111.00	SF	6.50	6.50	100	2000	2000	3	79	570	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2000	2000	3	79	82	

LAND DESCRIPTION

TOTAL OB/XF 3,951

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	25.00	100.00	25.00	FF	1	1.00	1.00	1.15	6,200.00	7,130.00	178,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 178,250 Market: 0 Agricultural: 0 Common: 178,250 PRINTED 08/06/2024 BY SYS