BLOCK 6 LOT 11
IN OR 1631/242
SOUTH BEACH SUB PB 3/11

MOERMAN PAUL H JR & SARA L
887 NISSEN DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-0006-0110

BUILDING CHARACTERISTICS

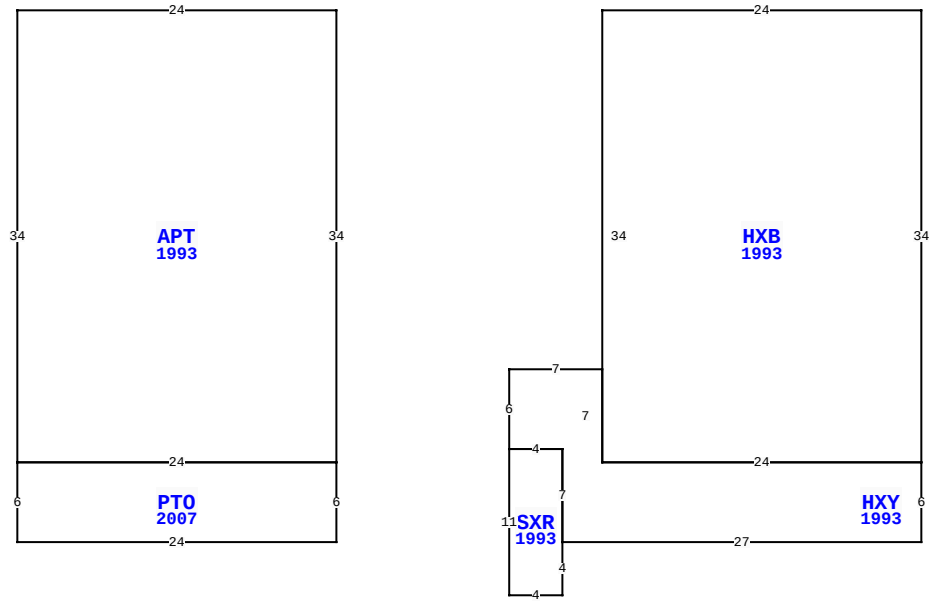
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	816	80,627
HXB	816	100	816	80,627
HXY	207	15	31	3,063
PTO	144	5	7	692
SXR	44	10	4	396
TOTALS	2,027		1,674	165,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,674	103.5000	129.38	216,582	1971	1971	0	0	0	23.63	76.37

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



2991 S FLETCHER AVE U&D, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,404
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	310,000
TOTAL MARKET VALUE	475,404
SOH/AGL Deduction	25,709
ASSESSED VALUE	449,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,695
TOTAL JUST VALUE	475,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091340	REPAIR/RRF	3,100	10/02/2009
20070882	REPAIR/RRF	4,000	05/21/2007
20061712	REPAIR/RRF	1,800	07/19/2006
B9072	REMODEL	6,000	05/10/1995
6735	REPAIR/RRF	2,080	09/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1631/0242	7/21/2009	WD	U	I	30	207,000
GRANTOR: BRADFORD JOE H JR & A						
GRANTEE: MOERMAN PAUL H JR &						
0883/1088	5/18/1999	WD	Q	I		120,000
GRANTOR: LYNCH ARTHUR J & RENE						
GRANTEE: BRADFORD JOE H JR &						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S34 PTO=[YR=2007] S6E24 N6 W24$ E24 N34$
PTR= E20 HXB=[YR=1993] E24 S34 HXY=[YR=1993] S6W27
SXR=[YR=1993] S4W4N11E4S7$ N7 W4 N6 E7 S7 E24$ W24 N34$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000800	C	MULTI-FAM	0	0006	R-3	50.00	100.00	50.00	FF	1	1.00	1.00	1.00	6,200.00	6,200.00	310,000							

REVIEW DATE 06/07/2024 BY KBA Total Acres: 0.00 Total Land Value: 310,000 Market: 0 Agricultural: 0 Common: 310,000 PRINTED 08/06/2024 BY SYS