BLOCK 6 LOT 12
SOUTH BEACH SUB PB 3/11

TREVOR H PARIS LIVING TRUST/TREVOR H PARIS TRUSTEE
PO BOX 15940
FERNANDINA BEACH, FL 32035

2024

00-00-31-1720-0006-0120

BUILDING CHARACTERISTICS

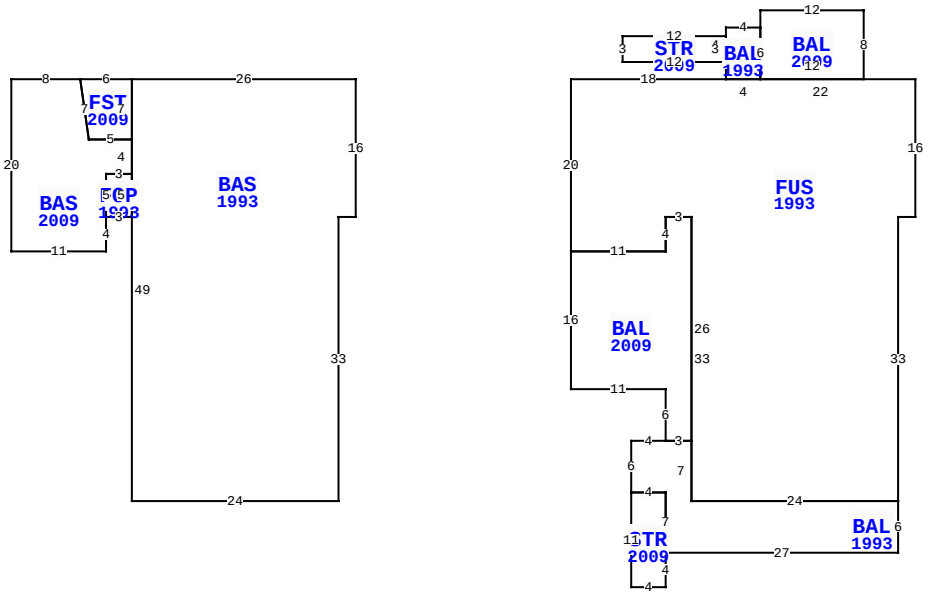
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		6 100
Frame	02	WOOD FRAME 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
BAL	24	15	4	437
BAL	207	15	31	3,385
BAL	96	15	14	1,529
BAL	254	15	38	4,150
BAS	1,208	100	1,208	131,922
BAS	215	100	215	23,479
FOP	15	30	4	437
FST	39	55	21	2,293
FUS	1,476	100	1,476	161,188
STR	36	10	4	437
TOTALS	3,614		3,019	329,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	3,019	100.1880	123.23	372,031	1970	2000	0	0	0	11.38	88.62

1 TRI PLEX - 0% - 0 Heated Area: 2899 HX Base Yr



** This building has 11 Sub-Areas

2995 S FLETCHER AVE, FERNANDINA BEACH

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

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	0476	VF 6 SBPL	0	0	0	0	240.00	LF	32.00	32.00	100	2021	2021	3	98	7,526	
2	0462	ST/AL FNC	0	0	0	0	168.00	SF	10.00	10.00	100	2021	2021	3	95	1,596	
3	0855	CONC PAVER	0	0	0	0	160.00	SF	10.00	10.00	100	2021	2021	3	99	1,584	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	329,694
TOTAL MARKET OB/XF VALUE	10,706
TOTAL LAND VALUE - MARKET	310,000
TOTAL MARKET VALUE	650,400
SOH/AGL Deduction	109,284
ASSESSED VALUE	541,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,116
TOTAL JUST VALUE	650,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	612,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200424	REMODEL	275,000	09/24/2020
20091352	REPAIR/RRF	5,600	10/05/2009
2285	REMODEL	1,200	12/14/1988
1282	REMODEL	2,000	11/10/1988
5073	ADDITION	36,871	10/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0633	12/11/2020	WD	U	I	11	100
GRANTOR: PARIS TREVOR HAMBLING						
GRANTEE: TREVOR H PARIS LIVI						
2374/1900	7/02/2020	QC	U	I	11	100
GRANTOR: PARIS TREVOR H LIVING						
GRANTEE: PARIS TREVOR H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FST=[YR=2009] W6 BAS=[YR=2009] W8 S20 E11 N4 FOP=[YR=1993] E3 N5 W3 S5$ N5 E3 N4 W5 U7 L1 $ R1 D7 E5 N7$ S49 E24 N33 E2 N16$ PTR=E25 FUS=[YR=1993] E18 BAL=[YR=1993] N2 STR=[YR=2009] W12 N3 E12 S3$ N4 E4 BAL=[YR=2009] N2 E12 S8 W12 N6$ S6 W4$ E22 S16 W2 S33 BAL=[YR=1993] S6 W27 STR=[YR=2009] S4 W4 N11 E4 S7$ N7 W4 N6 E4 BAL=[YR=2009] N6 W11 N16 E11 N4 E3 S26 W3$ E3 S7 E24$ W24 N33 W3 S4 W11 N20$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 10,706

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		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 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 310,000 Market: 0 Agricultural: 0 Common: 310,000 PRINTED 08/06/2024 BY SYS