PT OF TRACT A
IN OR 2677/90
SOUTH BEACH SUB PB 3/11

KTT FERNANDINA LLC
2825 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1720-000A-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

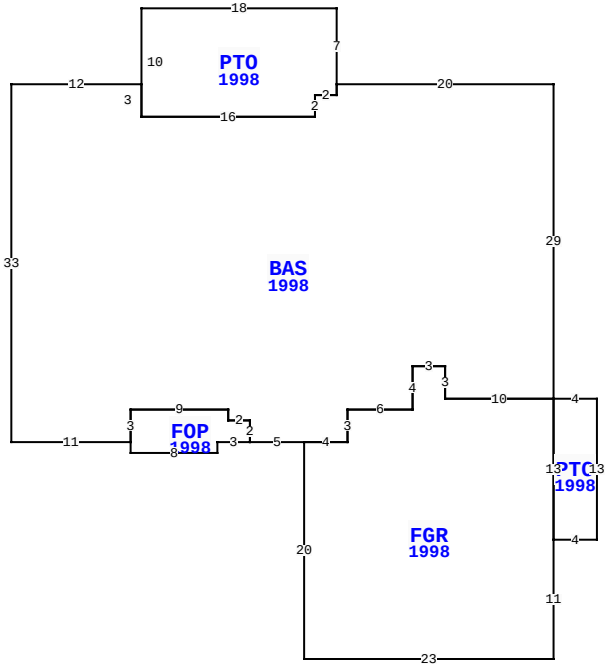
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1,490	137,481
FGR	539	55	296	27,311
FOP	39	30	12	1,107
PTO	52	5	3	277
PTO	176	5	9	830
TOTALS	2,296		1,810	167,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	111.0000	105.45	190,864	1998	1998	0	0	0	12.50	87.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1490 HX Base Yr



2916 1ST AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,006
TOTAL MARKET OB/XF VALUE	6,257
TOTAL LAND VALUE - MARKET	330,750
TOTAL MARKET VALUE	504,013
SOH/AGL Deduction	0
ASSESSED VALUE	504,013
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	504,013
TOTAL JUST VALUE	504,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2677/90	10/24/2023	WD	U	I	11	100
GRANTOR: BLOUNT KIMBERLY C						
GRANTEE: KTT FERNANDINA LLC						
2487/1915	8/16/2021	PR	U	I	19	100
GRANTOR: BLOUNT KIMBERLY C P/R						
GRANTEE: BLOUNT KIMBERLY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W20 PTO=[YR=1998] N7 W18 S10 E16 N2 E2 N1 $ S1 W2 S2 W16 N3 W12 S33 E11 FOP=[YR=1998] S1 E8 N1 E3 N2 W2 N1 W9 S3 $ N3 E9 S1 E2 S2 E5 FGR=[YR=1998] S20 E23 N11 PTO=[YR=1998] E4 N13 W4 S13 $ N13 W10 N3 W3 S4 W6 S3 W4 $ E4 N3 E6 N4 E3 S3 E10 N29 $.

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	0810	CONCRETE A	0	0	0	0	600.00	SF	6.50	6.50	100	1998	1998	3	75	2,925	
2	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50	6.50	100	1998	1998	3	75	497	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 6,257

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	98.00	121.00	98.00	FF		1.00	1.00	0.75	4,500.00	3,375.00	330,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 330,750 Market: 0 Agricultural: 0 Common: 330,750 PRINTED 08/06/2024 BY SYS