IN OR 2672/405

SPARKADIAMOND LLC
1349 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

20-3N-29-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

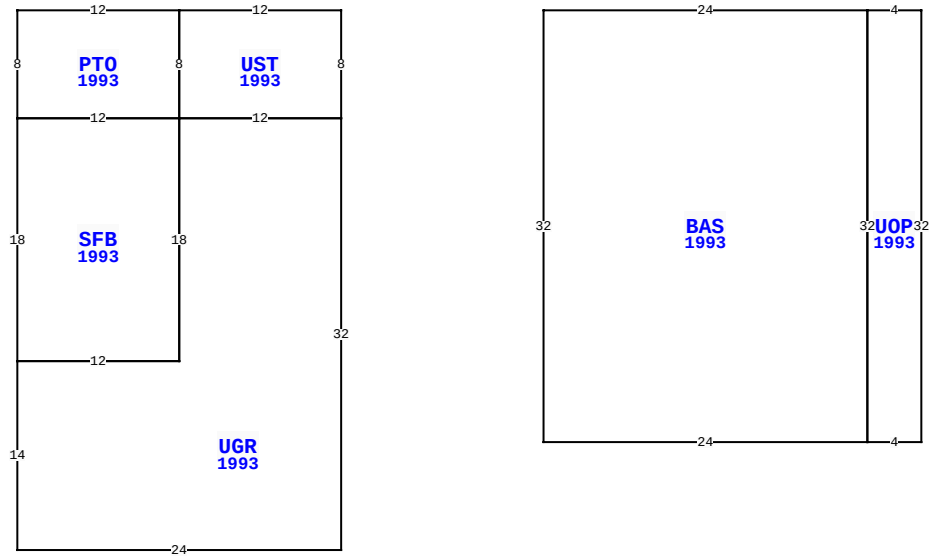
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	88,068
PTO	96	5	5	573
SFB	216	80	173	19,839
UGR	552	45	248	28,438
UOP	128	20	26	2,982
UST	96	45	43	4,931
TOTALS	1,856		1,263	144,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,263	113.2560	141.57	178,803	1968	1985	0	0	0	19.00	81.00

1 SNGL FAM – 0% - 2024 Heated Area: 941 HX Base Yr



2837 JEFFERSON AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,830
TOTAL MARKET OB/XF VALUE	1,854
TOTAL LAND VALUE - MARKET	217,000
TOTAL MARKET VALUE	363,684
SOH/AGL Deduction	0
ASSESSED VALUE	363,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,684
TOTAL JUST VALUE	363,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121250	RE-ROOF W/LIFETIM	7,343	06/25/2012
10110	REPAIR/RRF	1,600	10/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/405	8/31/2023	WD	U	I	37	650,000
GRANTOR: CAROLINE T SCARPELLI						
GRANTEE: SPARKADIAMOND LLC						
0993/1858	6/25/2001	DG	U	I	18	100
GRANTOR: TAYLOR CHRISTINA M						
GRANTEE: TAYLOR CHRISTINA M						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 PTO=[YR=1993] W12 S8 SFB=[YR=1993] S18 UGR=[YR=1993] S14 E24 N32 W12 S18 W12 $ E12 N18 W12 $ E12 N8 $ S8 E12 N8 $ PTR= E15 BAS=[YR=1993] E24 UOP=[YR=1993] E4 S32 W4 N32 $ S32 W24 N32 $ 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	0810	CONCRETE A	0	0	0	0	629.00	SF	6.50	6.50	100	1968	1968	3	20	818	
2	1242	WD DECK A	0	0	0	0	120.00	SF	10.00	10.00	100	1993	1993	3	20	240	
3	1242	WD DECK A	0	0	0	0	398.00	SF	10.00	10.00	100	1993	1993	3	20	796	

LAND DESCRIPTION

TOTAL OB/XF 1,854

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	0005	R-1	62.00	150.00	62.00	FF		1.00	1.00	1.00	3,500.00	3,500.00	217,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 217,000 Market: 0 Agricultural: 0 Common: 217,000 PRINTED 08/06/2024 BY SYS