BLOCK 7 LOT 3
IN OR 2375/1583
AMERICAN BEACH 3 SECT 2 PB 4/1

FULLER SHELTON JEROME SR & ROCHELLE
85047 APOKA CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-010D-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	04	Quality Level 04

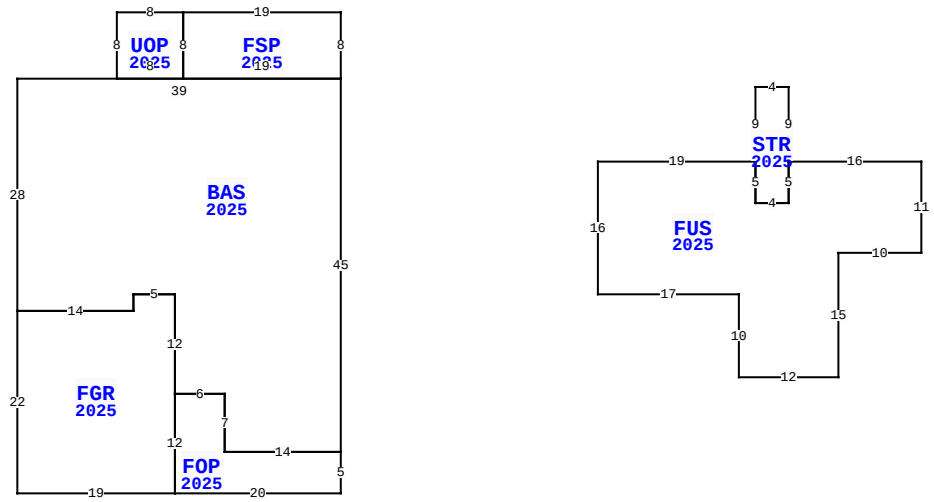
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2025	1,380	249,049
FGR	428	55	2025	235	42,410
FOP	142	30	2025	43	7,760
FSP	152	40	2025	61	11,009
FUS	674	100	2025	674	121,637
STR	56	10	2025	6	1,083
UOP	64	20	2025	13	2,346
TOTALS	2,896			2,412	435,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,412	114.2190	180.47	435,294	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2054 HX Base Yr



1680 LEWIS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	435,294
TOTAL MARKET OB/XF VALUE	4,370
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	664,664
SOH/AGL Deduction	93,231
ASSESSED VALUE	571,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	571,433
TOTAL JUST VALUE	664,664
NCON VALUE	439,664
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013274	NSFR (T) 2820 (H)	383,019	11/27/2024
230014384	H 2094	383,019	11/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1583	7/13/2020	WD	Q	V	01	100,000
GRANTOR: FELDER CAROLYN JULIA						
GRANTEE: FULLER SHELTON JERO						
0466/0100	8/01/1985	WD	U	V		7,400
GRANTOR:						
GRANTEE:						

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	0855	CONC PAVER	0	0	0	0	437.00	SF	10.00	10.00	100	2025	2024		100	4,370	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,10] S28 E14 N2 E5 S12 E6 S7 E14 N45 W39 $
FGR=[YR=2025;ORIG=60,38] S22 E19 N12 N12 W5 S2 W14 $
FOP=[YR=2025;ORIG=99,55] S5 W20 N12 E6 S7 E14 $
FSP=[YR=2025;ORIG=99,10] W19 N8 E19 S8 $
UOP=[YR=2025;ORIG=80,2] W8 S8 E8 N8 $
FUS=[YR=2025;ORIG=130,20] S16 E17 S10 E12 N15 E10 N11 W16 S5 W4 N5 W19 $
STR=[YR=2025;ORIG=149,20] S5 E4 N5 N9 W4 S9 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,370

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	RES	0		RSF-2	50.00	108.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS