LOT 18
IN OR 673/107
BEACH HAMMOCK PB 5/154

LEE CARRIE M
2695 RACHEAL AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1110-0018-0000

BUILDING CHARACTERISTICS

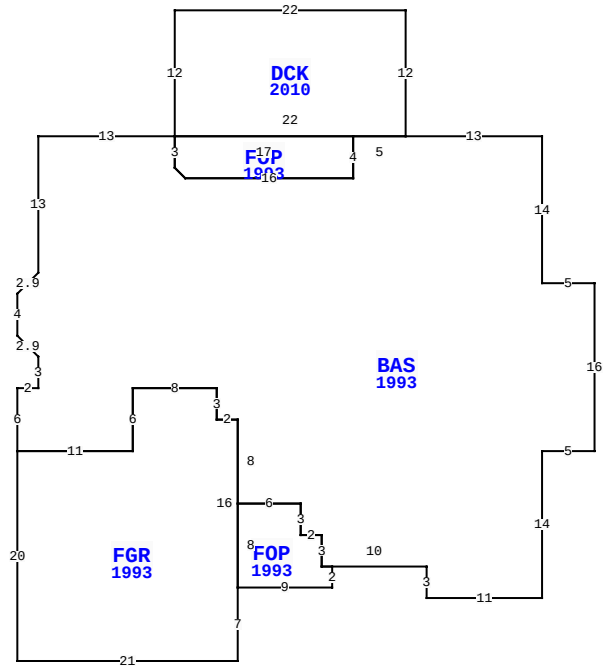
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100	1993	1,733	224,104
DCK	264	10	2010	26	3,362
FGR	474	55	1993	261	33,752
FOP	60	30	1993	18	2,328
FOP	68	30	1993	20	2,586
TOTALS	2,599			2,058	266,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,058	111.3280	146.95	302,423	1992	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 1993 Heated Area: 1733 HX Base Yr 1993



2695 RACHEAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 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		266,132
TOTAL MARKET OB/XF VALUE		14,184
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		480,316
SOH/AGL Deduction		315,791
ASSESSED VALUE		164,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,803
TOTAL JUST VALUE		480,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100630	ELEC OTHER	1,050	04/20/2010
20100048	SWIM POOL	6,000	01/13/2010
20100049	ELEC OTHER	0	01/11/2010
20081582	REPAIR/RRF	5,200	10/16/2008
6813	NEW CONSTR	61,556	11/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0673/0107	12/31/1992	WD	Q	I		109,900
GRANTOR: JONES ELIZABETH & C						
GRANTEE: LEE CARRIE M						
0645/1133	1/07/1992	WD	Q	V	06	100
GRANTOR: MCWILLIAMS C T JR						
GRANTEE: JONES CLAYTON & E L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 DCK=[YR=2010] N12W22 S12 FOP=[YR=1993] S3 R1 D1 E16 N4 W17$ E22$W5S4 W16 U1 L1 N3 W13 S13 L2 D2 S4 D2 R2 S3 W2 S6 FGR=[YR=1993] S20 E21 N7 FOP=[YR=1993] E9 N2 W1 N3 W2 N3 W6 S8$ N16 W2 N3 W8 S6 W11$E11 N6 E8 S3 E2 S8 E6 S3 E2 S3E10S3 E11 N14 E5 N16 W5 N14$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0968	STAIRS	0	100	7	5	35.00	SF	0.00	0.00	100	1992	1992	3	100	0	
3	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	1992	1992	3	20	20	
4	0855	CONC PAVER	0	100	0	0	937.00	SF	7.00	7.00	100	2001	2001	3	79	5,182	
5	0861	POOL GUNIT	0	100	22	10	220.00	SF	25.50	25.50	100	2010	2010	3	56	3,142	
6	0845	KOOL DECK	0	100	0	0	285.00	SF	7.25	7.25	100	2010	2010	3	90	1,860	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2010	2010	3	40	1,600	

LAND DESCRIPTION

TOTAL OB/XF 14,184

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	100	0003	R-1	85.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS