LOT 43
BUCKS FDNA BEACH #1 PB 2/30

CERISIER-WHETSTONE NATACHA/WHETSTONE ROOSEVELT R
2397 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0043-0000

BUILDING CHARACTERISTICS

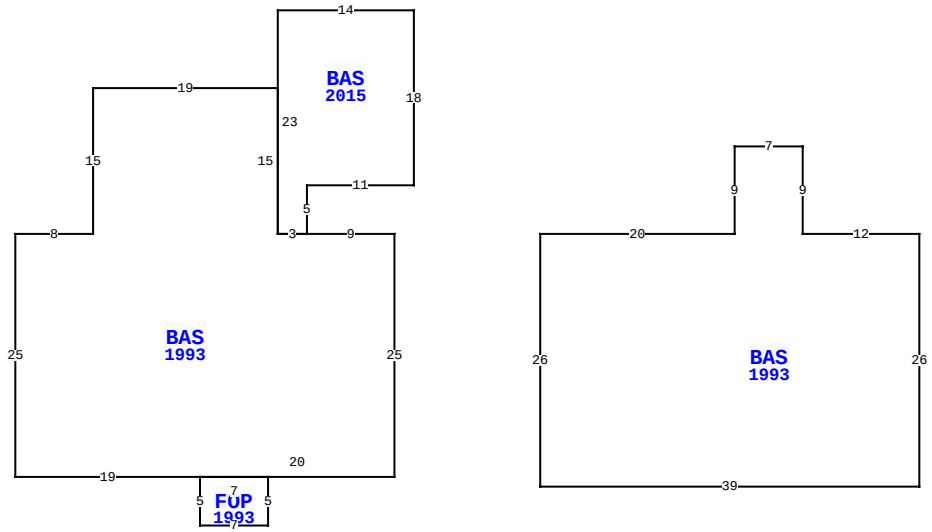
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,077	100	1993	1,077	62,636
BAS	1,260	100	1993	1,260	73,279
BAS	267	100	2015	267	15,528
FOP	35	30	1993	10	582
TOTALS	2,639			2,614	152,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	01	2,614	106.5000	140.58	367,476	1961	1961	0	0	30	28.63	41.37

1 DUPLEX – 95% - 2022 Heated Area: 2604 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2397 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,025
TOTAL MARKET OB/XF VALUE		1,123
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		513,148
SOH/AGL Deduction		69,935
ASSESSED VALUE		443,213
TOTAL EXEMPTION VALUE	13	436,103
BASE TAXABLE VALUE		7,110
TOTAL JUST VALUE		513,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0958	HRDI SIDE	75,600	03/27/2025
20100513	REPAIR/RRF	3,250	03/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/1375	12/30/2020	WD	Q	I	01	362,000
GRANTOR: TYNES DONALD A & CYNT						
GRANTEE: CERISIER-WHETSTONE						
1301/1632	3/15/2005	WD	Q	I		390,000
GRANTOR: CHAPLIN GEORGE O & SP						
GRANTEE: TYNES DONALD A & CY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 BAS=[YR=2015] N5 E11 N18 W14 S23 E3$ W3 N15 W19 S15 W8 S25 E19 FOP=[YR=1993] S5 E7 N5W7$E20 N25$ PTR=E15 BAS=[YR=1993] E20 N9 E7 S9 E12 S26 W39 N26$ 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	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	1980	1980	3	30	1,123	

LAND DESCRIPTION

TOTAL OB/XF 1,123

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-FAMILY	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,500.00	7,200.00	360,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS