LOT 44
BUCKS FDNA BEACH #1 PB 2/30

TIPTON JAMES D & JUDY A L/E/
424 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0044-0000

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		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

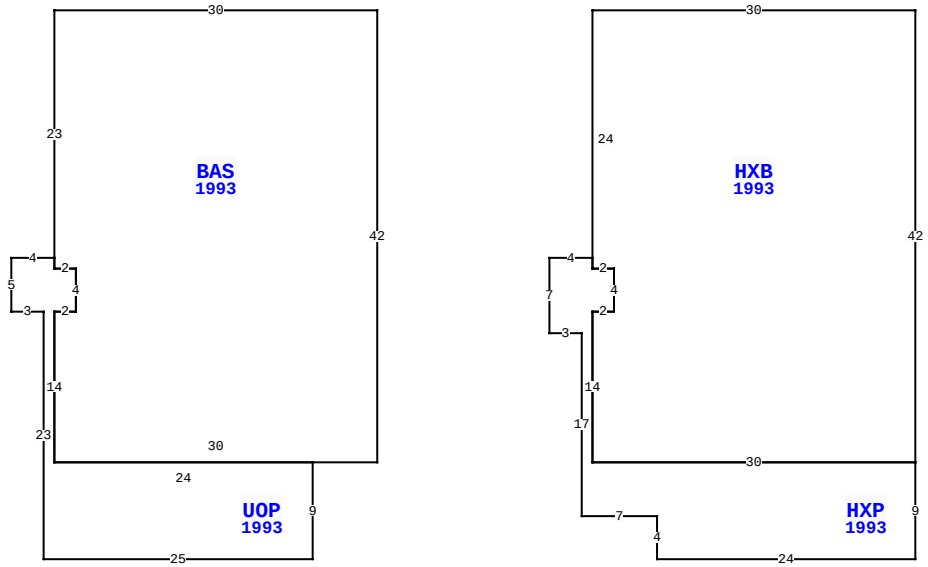
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1993	1,252	154,973
HXB	1,252	100	1993	1,252	154,973
HXP	299	30	1993	90	11,140
UOP	267	20	1993	53	6,560
TOTALS	3,070			2,647	327,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,647	106.5600	140.66	372,327	1993	2000	0	0	0	12.00	88.00

1 DUPLEX – 0% - 0 Heated Area: 2504 HX Base Yr



2387 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	327,648
TOTAL MARKET OB/XF VALUE	5,525
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	708,173
SOH/AGL Deduction	125,604
ASSESSED VALUE	582,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	582,569
TOTAL JUST VALUE	708,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	667,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121636	AUWING	1,400	08/10/2012
20121184	REPL 4X4 POSTS	1,200	06/19/2012
B990699	REPAIR/RRF	600	06/21/1999
B990621	REPAIR/RRF	5,860	06/09/1999
7314	NEW CONSTR	87,500	09/11/1992
6895	DEMOLITION	1,000	02/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0642	3/16/2022	LE	U	I	11	100
GRANTOR: TIPTON JAMES D & JUDY						
GRANTEE: TAYLOR JAYME ANN						
2548/0640	3/16/2022	QC	U	I	11	100
GRANTOR: TIPTON JAMES D						
GRANTEE: TIPTON JAMES D & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S23 UOP=[YR=1993] W4 S5 E3 S23 E25 N9 W24 N14 E2 N4 W2 N1 $ S1 E2 S4 W2 S14 E30 N42 $ PTR= E20
HXB=[YR=1993] E30 S42 HXP=[YR=1993] S9 W24 N4 W7 N17 W3 N7 E4 S1 E2 S4 W2 S14 E30 $ W30 N14 E2 N4 W2 N24 $ W20 $.

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	0812	CONCRETE C	0	0	0	0	1,877.00	SF	4.00	4.00	100	1993	1993	3	64	4,805	
2	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	1993	1993	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 5,525

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	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS