



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 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	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	1,562	100	1993	1,562	174,556
FSP	259	40	1993	104	11,622
FSP	259	40	1994	104	11,622
TOTALS	2,080			1,770	197,800

EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	2,072.00	SF	2.00
2	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0		R-2	50.00	110.00	50.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2700	01	1,770	102.0000	134.64	238,313	1952	1990	0	0
1 DUPLEX - 0% - 0									
Heated Area: 1562									
HX Base Yr									
2377 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE 05/07/2025 MLU									

TOTAL OB/XF									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	2,072.00	SF	2.00
2	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50

TOTAL OB/XF									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	2,072.00	SF	2.00
2	0810	CONCRETE A	0	0	0	0	78.00	SF	6.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
197,800									
TOTAL MARKET OB/XF VALUE									
2,173									
TOTAL LAND VALUE - MARKET									
375,000									
TOTAL MARKET VALUE									
574,973									
SOH/AGL Deduction									
4,647									
ASSESSED VALUE									
570,326									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
570,326									
TOTAL JUST VALUE									
574,973									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
540,612									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230092	10*10 PERGOLA		02/10/2023
20110763	H/AC	1,200	05/19/2011
20110102	ELEC OTHER	2,000	01/24/2011
20052911	ELEC OTHER	2,000	10/24/2005
M020361	H/AC	1,300	03/01/2002
B9710458	REMODEL	5,000	04/29/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2454/1524	4/21/2021	WD	Q	I	01	550,000	
GRANTOR: FERNANDINA BEACH RETR							
GRANTEE: KAHUNA KOTTAGES LLC							
2354/1026	4/10/2020	SW	U	I	11	100	
GRANTOR: LASSERRE-ADAMS JULIE							
GRANTEE: FERNANDINA BEACH RE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W38 S9 W1 S28 FSP=[YR=1993] S5 E1 S11 E19									
FSP=[YR=1994] E19 N11 E1 N5 W10 S5 W10 S11\$ N11 W10 N5 W10\$									
E10 S5 E20 N5 E10 N28 W1 N9\$.									
