

LOT 48 & 15 FT OF LOT 54
HAMBYS SUB IN OR 2483/412
(EX OR 203/683)

SHAW JASON/MORGAN ELLEN
2347 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

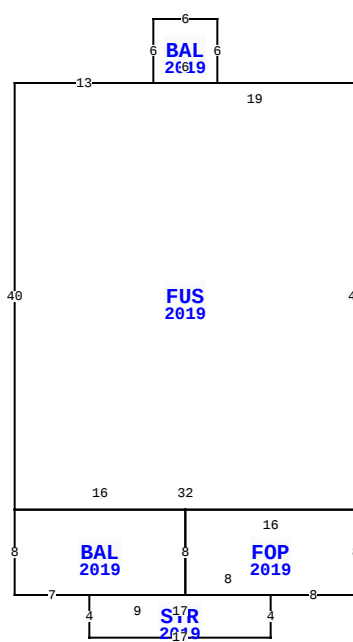
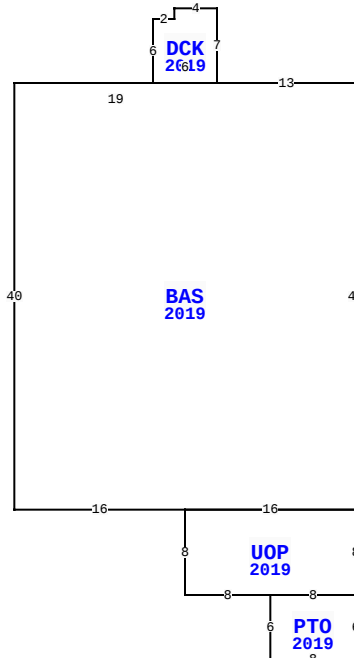
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	36	15	2019	5	909
BAL	128	15	2019	19	3,455
BAS	1,280	100	2019	1,280	232,741
DCK	40	10	2019	4	727
FOP	128	30	2019	38	6,910
FUS	1,280	100	2019	1,280	232,741
PTO	48	5	2019	2	364
STR	68	10	2019	7	1,273
UOP	128	20	2019	26	4,728
TOTALS	3,136			2,661	483,848

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	754.00	SF	5.20	5.20	100	2019

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	55.00	110.00	55.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,661	117.4320	185.54	493,722	2019	2019	0	0	0	2.00	98.00	
2 SFR CUST - 100% - 2022 Heated Area: 2560 HX Base Yr 2022													



2347 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		483,848	
TOTAL MARKET OB/XF VALUE		3,803	
TOTAL LAND VALUE - MARKET		412,500	
TOTAL MARKET VALUE		900,151	
SOH/AGL Deduction		79,599	
ASSESSED VALUE		820,552	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		769,830	
TOTAL JUST VALUE		900,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		850,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071516	DEMOLITION	1,000	08/14/2007
20042401	REPAIR/RRF	2,000	12/21/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2483/0412	7/29/2021	WD	Q	I	01	817,000
GRANTOR: SANCHEZ ARTHUR M & BA						
GRANTEE: SHAW JASON & ELLEN						
1441/0341	8/31/2006	WD	Q	I		401,600
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: SANCHEZ ARTHUR M &						

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2019] W13 DCK=[YR=2019] N7 W4 S1 W2 S6 E6\$ W19 S40
E16 UOP=[YR=2019] S8 E8 PTO=[YR=2019] S6 E8 N6 W8\$ E8 N8
W16\$ E16 N40\$ PTR=E15 FUS=[YR=2019] E13 BAL=[YR=2019] E6 N6
W6 S6\$ E19 S40 FOP=[YR=2019] S8 W8 STR=[YR=2019] S4 W17 N4
BAL=[YR=2019] W7 N8 E16 S8 W9\$ E17\$ W8 N8 E16\$ W32 N40\$ W15\$.