BLOCK 3 LOT 7
IN OR 2228/599
BUCKS FDNA BEACH 2 PB 3/17

USHER KIP
2304 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114B-0003-0070

BUILDING CHARACTERISTICS

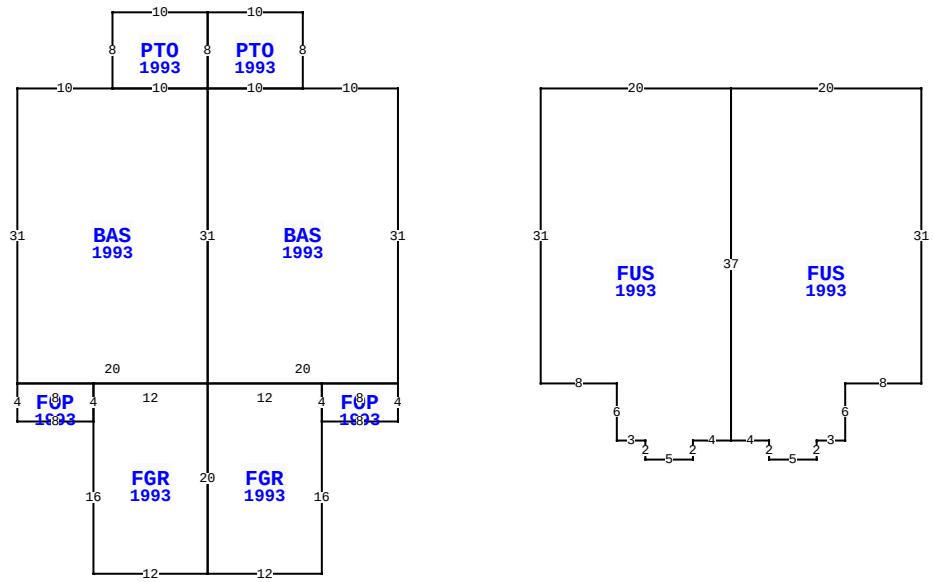
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	1993	620	70,438
BAS	620	100	1993	620	70,438
FGR	240	55	1993	132	14,997
FGR	240	55	1993	132	14,997
FOP	32	30	1993	10	1,137
FOP	32	30	1993	10	1,137
FUS	702	100	1993	702	79,755
FUS	702	100	1993	702	79,755
PTO	80	5	1993	4	454
PTO	80	5	1993	4	454
TOTALS	3,348			2,936	333,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,936	102.4600	135.25	397,094	1989	1989	0	0	0	16.00	84.00

1 DUPLEX – 0% - 0 Heated Area: 2644 HX Base Yr



2636 1ST AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	333,559
TOTAL MARKET OB/XF VALUE	3,793
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	637,352
SOH/AGL Deduction	151,790
ASSESSED VALUE	485,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	485,562
TOTAL JUST VALUE	637,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111712	H/AC	1,500	09/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/0599	10/04/2018	WD	Q	I	01	375,000
GRANTOR: WILLIAMS DARRELL LEE						
GRANTEE: USHER KIP						
2078/1787	6/22/2016	SW	U	I	11	100
GRANTOR: WILLIAMS DARRELL LEE						
GRANTEE: WILLIAMS DARRELL LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 PTO=[YR=1993] N8 W10 PTO=[YR=1993] W10 S8 BAS=[YR=1993] W10 S31 FOP=[YR=1993] S4 E8 FGR=[YR=1993] S16 E12 FGR=[YR=1993] E12 N16 FOP=[YR=1993] E8 N4 W8 S4 $ N4 W12 S20 $ N20 W12 S4 $ N4 W8 $ E20 N31 W10 $ E10 N8 $ S8 E10 $ W10 S31 E20 N31 $ PTR= E15 FUS=[YR=1993] E20 FUS=[YR=1993] E20 S31 W8 S6 W3 S2 W5 N2 W4 N37 $ S37 W4 S2 W5 N2 W3 N6 W8 N31 $ 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	0	0	0	582.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,649	
2	0810	CONCRETE A	0	0	0	0	81.00	SF	6.50	6.50	100	1989	1989	3	54.5	287	
3	0811	CONCRETE B	0	0	0	0	554.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,570	
4	0810	CONCRETE A	0	0	0	0	81.00	SF	6.50	6.50	100	1989	1989	3	54.5	287	

LAND DESCRIPTION

TOTAL OB/XF 3,793

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	115.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS