

LOT 221
IN OR 2785/444
GA FDNA BEACH 2 UNR

SHARPE PETER M/ARNEY KIMBERLY
341 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0221-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 70	0500	11	3,879	132.7023	209.67	813,310	2013	2018	0	0	0	2.65	97.35	VALUATION BY STANDARD													
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2023													Heated Area: 3363 HX Base Yr													
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY												
Roof Cover	03	COMP SHNGL 100															VALUATION BY												
Interior Wall	05	DRYWALL 100															Tax Group: 2 Tax Dist:												
Interior Floor	12	HARDWOOD 70															BUILDING MARKET VALUE 791,757												
Interior Floor	11	CLAY TILE 30															TOTAL MARKET OB/XF VALUE 16,802												
Air Condition	03	CENTRAL 100	TOTAL LAND VALUE - MARKET 265,000																										
Heating Type	04	AIR DUCTED 100	TOTAL MARKET VALUE 1,073,559																										
Bedrooms	4	100	SOH/AGL Deduction 26,044																										
Bathrooms	4	100	ASSESSED VALUE 1,047,515																										
Frame	02	WOOD FRAME 100	TOTAL EXEMPTION VALUE 13 1,047,515																										
Stories	3.	3. 100	BASE TAXABLE VALUE 0																										
Units	0	100	TOTAL JUST VALUE 1,073,559																										
Occupancy	00	NONE 100	NCON VALUE 0																										
Quality			03	INCOME VALUE																									
DOR CODE			0100	PREVIOUS YEAR MKT VALUE 1,037,389																									
MAP NUM																													
NEIGHBORHOOD/LOC			1041.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	78	100	2013	78	15,921																								
BAS	143	100	2013	143	29,188																								
BAS	232	100	2013	232	47,354																								
FGR	288	55	2013	158	32,250																								
FGR	312	55	2013	172	35,107																								
FOP	220	30	2013	66	13,471																								
FST	45	55	2013	25	5,103																								
FUS	1,353	100	2013	1,353	276,166																								
FUS	1,353	100	2013	1,353	276,166																								
SFB	255	80	2013	204	41,640																								
TOTALS	4,754			3,879	791,757																								
EXTRA FEATURES						SALES DATA																							
L N	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	911.00	SF	5.20	5.20	100	2013	2013	3	93	4,406													
2	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	2013	2013	3	93	375													
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900													
4	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	2013	2013	3	93	121													
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2013	2013	3	100	10,000													
TOTAL OB/XF 16,802																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS																													