LOTS 6,8 & 10
IN OR 596/844 & OR 724/1685
HAMBYS ADDN TO FDNA BEACH SUB

FERNANDINA BEACH REALTY INC
2057 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		25 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

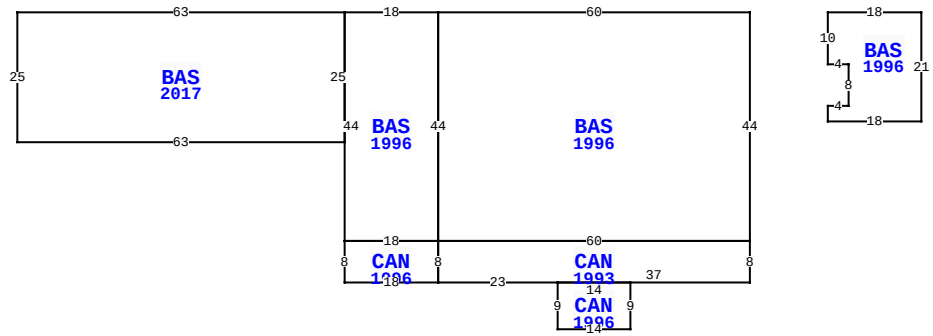
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	346	100	1996	346	18,653
BAS	792	100	1996	792	42,696
BAS	2,640	100	1996	2,640	142,322
BAS	1,575	100	2017	1,575	84,908
CAN	480	30	1993	144	7,763
CAN	126	30	1996	38	2,049
CAN	144	30	1996	43	2,318
TOTALS	6,103			5,578	300,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	DP	NORM	% COND
1701	04	5,578	98.3841	138.23	771,047	1975	1985	0	0	5	56.00	39.00

1 OFFICE – 0% - 0 Heated Area: 5353 HX Base Yr



2057 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/22/2018	KK	LGL DATE	
XF DATE	03/22/2018	KK	LAND DATE	04/21/2025 DC
INC DATE	04/29/2025	REA	AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300,708
TOTAL MARKET OB/XF VALUE	32,701
TOTAL LAND VALUE - MARKET	1,013,100
TOTAL MARKET VALUE	1,346,509
SOH/AGL Deduction	467,561
ASSESSED VALUE	878,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	878,948
TOTAL JUST VALUE	1,346,509
NCON VALUE	0
INCOME VALUE	3,151,576
PREVIOUS YEAR MKT VALUE	1,281,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163229	ADDITION	223,291	11/22/2016
20163230	ROOF	7,650	11/22/2016
20080851	H/AC	4,000	05/19/2008
B021790	REMODEL	1,000	10/16/2002
B9369	REMODEL	40,000	10/17/1995
1026	H/AC	1,500	01/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/1685	3/02/1995	WD	Q	I		122,000
GRANTOR: LIBERTY REALTY PARTNE						
GRANTEE: FERNANDINA BEACH RE						
0596/0844	5/01/1990	WD	Q	V	01	100
GRANTOR: SIMMONS RICHARD S						
GRANTEE: FDNA BCH REALTY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 BAS=[YR=1996] W18 BAS=[YR=2017] W63 S25 E63 N25$ S44 CAN=[YR=1996] S8 E18 CAN=[YR=1993] E23 CAN=[YR=1996] S9 E14 N9 W14$ E37 N8 W60 S8$ N8 W18$ E18 N44$ S44 E60 N44$ PTR=E15 BAS=[YR=1996] E18 S21 W18 N3 E4 N8 W4 N10$ 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	0812	CONCRETE C	0	0	0	0	8,416.00	SF	4.00	4.00	100	1996	1996	3	70	23,565	
2	1126	CB/STC 8"	0	0	0	0	535.00	SF	8.00	8.00	100	1996	1996	3	70	2,996	
3	0400	CONC CURB	0	0	0	0	23.00	LF	15.00	15.00	100	1996	1996	3	77	266	
4	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	100	1996	1996	3	70	273	
5	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1996	1996	3	20	300	
6	0646	LWN SPRK H	0	0	0	0	22.00	UT	2.00	2.00	100	1996	1996	3	20	9	
7	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	2004	2004	3	21	59	
8	0810	CONCRETE A	0	0	0	0	182.00	SF	6.50	6.50	100	1996	1996	3	70	828	
9	0445	BOX FNC 5'	0	0	0	0	23.00	LF	8.10	8.10	100	1996	1996	3	20	37	
10	0811	CONCRETE B	0	0	60	13	780.00	SF	5.20	5.20	100	2017	2017	3	96	3,894	

TOTAL OB/XF 32,227

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0006	C-1	168.00	110.00	18,420.00	SF		1.00	1.00	1.00	55.00	55.00	1,013,100							

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.42 Total Land Value: 1,013,100 Market: 0 Agricultural: 0 Common: 1,013,100 PRINTED 07/30/2025 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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BLD DATE	03/22/2018	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	0	0	0	76.00	SF	6.50	6.50	100	2017	2017	3	96	474	

LAND DESCRIPTION

TOTAL OB/XF 474

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

REVIEW DATE 07/12/2024 BY KBA Total Acres: 0.42 Total Land Value: 1,013,100 Market: 0 Agricultural: 0 Common: 1,013,100 PRINTED 07/30/2025 BY SYS