

LOT 24
IN OR 1938/608
HAMBYS SUB PBK 2/32

ROBAS VICTORIA B
PO BOX 15430
FERNANDINA BEACH, FL 32035

2025

00-00-31-1360-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	03	PLASTER 90
Interior Wall	08	DECORATIVE 10
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	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
BAS	1,472	100	1993	1,472	224,810
FOP	80	30	1993	24	3,665
UOP	36	20	1993	7	1,069
UOP	80	20	1994	16	2,444
TOTALS	1,668			1,519	231,987

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0835	QUARY TILE	0	100	6	8	48.00	SF	10.00
2	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	144.00	SF	14.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	50.00	110.00	50.00

REVIEW DATE 03/21/2024 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,519	131.4780	173.55	263,622	1941	2000	0	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2015 Heated Area: 1472 HX Base Yr 2015													
2161 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE XF DATE LGL DATE LAND DATE 05/07/2025 MLU													

TOTAL OB/XF 2,231													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0835	QUARY TILE	0	100	6	8	48.00	SF	10.00	10.00	100	1984	1984
2	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	1970	1970
3	0462	ST/AL FNC	0	100	0	0	144.00	SF	14.50	14.50	100	2018	2018

TOTAL OB/XF 2,231													
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
1	000100	C	RES	100		R-2	50.00	110.00	50.00	FF		1.00	1.00

Market: 0 Agricultural: 0 Common: 356,250

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					231,987				
TOTAL MARKET OB/XF VALUE					2,231				
TOTAL LAND VALUE - MARKET					356,250				
TOTAL MARKET VALUE					590,468				
SOH/AGL Deduction					432,243				
ASSESSED VALUE					158,225				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					107,503				
TOTAL JUST VALUE					590,468				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					555,759				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171983	REMODEL	120,000	06/28/2017
20161431	DEMO STRG/DCK	0	05/20/2016
20110208	REPAIR/RRF	400	02/14/2011
20102196	REPAIR/RRF	900	12/28/2010
20071113	H/AC	5,000	06/14/2007
20071114	H/AC	5,000	06/14/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1938/0608	9/16/2014	QC	U	I	11	79,500	
GRANTOR: STRICKLAND ANN R							
GRANTEE: ROBAS VICTORIA B							
1938/0605	9/16/2014	QC	U	I	11	79,500	
GRANTOR: ANDERSON JANE A							
GRANTEE: ROBAS VICTORIA B							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W34 S40 UOP=[YR=1994] S8 E10 FOP=[YR=1993] E1 UOP=[YR=1993] S4 E9 N4 W9 \$ E9 N8 W10 S8\$ N8 W10\$ E20 S8 E14 N48\$.									