LOT 30 & N1/2 OF LOT 32
IN OR 2719/555
HAMBYS SUB PB 2/32

B&L LIVING TRUST/SEIGNIOUS GEORGE WILLIAMS IV TRUS
2193 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

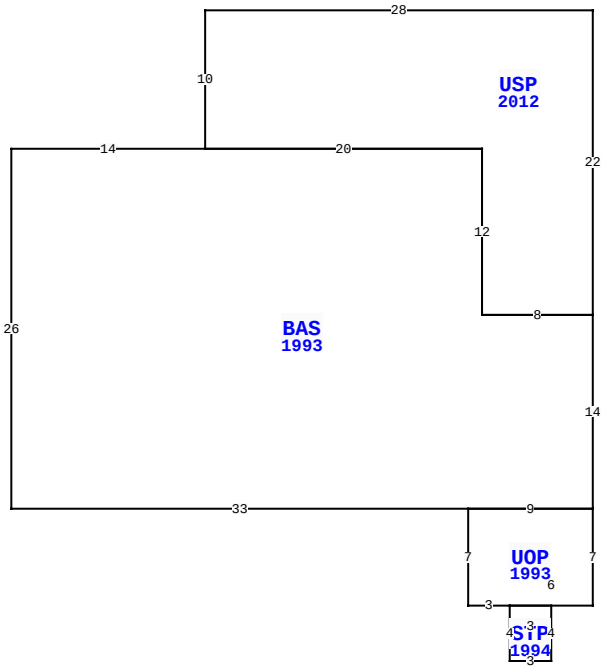
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	1993	996	90,388
STP	12	10	1994	1	91
UOP	63	20	1993	13	1,180
USP	376	30	2012	113	10,255
TOTALS	1,447			1,123	101,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,123	120.8400	120.84	135,703	1941	1980	0	0	0	24.90	75.10

1 SINGLE FAM – 100% - 2017 Heated Area: 996 HX Base Yr 2017



2193 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,913
TOTAL MARKET OB/XF VALUE		798
TOTAL LAND VALUE - MARKET		585,000
TOTAL MARKET VALUE		687,711
SOH/AGL Deduction		290,506
ASSESSED VALUE		397,205
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		341,483
TOTAL JUST VALUE		687,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130456	ADD BATH	10,000	03/06/2013
20120898	380' DECK/SCR RM	12,000	05/17/2012
20120856	REPL SIDING, WIND	1,400	05/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/555	6/17/2024	WD	U	I	11	100
GRANTOR: SEIGNIOUS GEORGE IV &						
GRANTEE: B&L LIVING TRUST						
1791/0579	4/27/2012	WD	U	I	37	215,000
GRANTOR: BOHRER KATHLEEN K						
GRANTEE: SEIGNIOUS GEORGE IV						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W28 S10 BAS=[YR=1993] W14 S26 E33
UOP=[YR=1993] S7 E3 STP=[YR=1994] S4E3N4W3$ E6 N7W9$ E9N14
W8 N12 W20$ E20 S12 E8 N22$.

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	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	2013	2013	3	55	704	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	1950	1950	3	20	94	

LAND DESCRIPTION

TOTAL OB/XF 798

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	000100	C	RES	100		R-2	78.00	110.00	78.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	585,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 585,000 Market: 0 Agricultural: 0 Common: 585,000 PRINTED 07/30/2025 BY SYS