LOT 34 S1/2 OF 32
IN OR 1901/1292
HAMBYS SUB PB 2/32

FINA JUSTIN & LERA L
2219 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

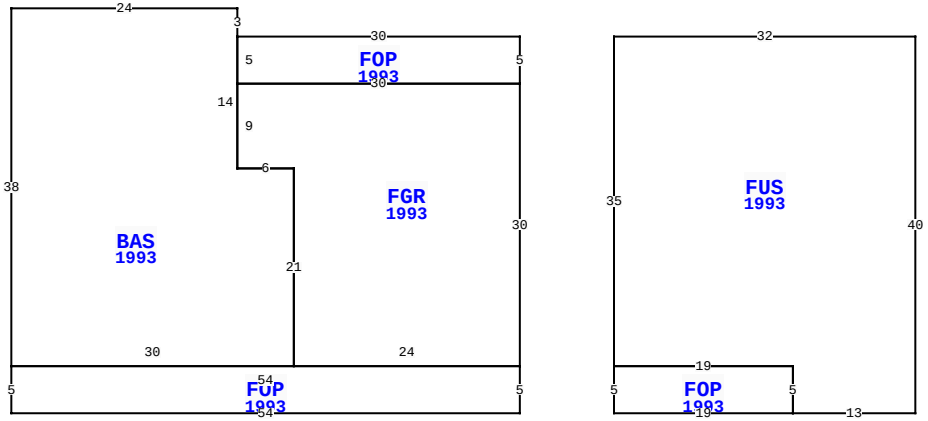
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,038	100	1993	1,038	121,294
FGR	774	55	1993	426	49,780
FOP	95	30	1993	28	3,272
FOP	150	30	1993	45	5,259
FOP	270	30	1993	81	9,465
FUS	1,185	100	1993	1,185	138,472
TOTALS	3,512			2,803	327,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,803	129.2352	170.59	478,164	1965	1970	0	0	0	31.50	68.50

1 SNGL FAM – 100% - 2015 Heated Area: 2223 HX Base Yr 2015



2219 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		327,542
TOTAL MARKET OB/XF VALUE		3,295
TOTAL LAND VALUE - MARKET		585,000
TOTAL MARKET VALUE		915,837
SOH/AGL Deduction		440,897
ASSESSED VALUE		474,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		424,218
TOTAL JUST VALUE		915,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		862,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181281	KITREM	40,000	04/18/2017
20110709	H/AC	5,000	05/10/2011
B041258	REPAIR/RRF	3,000	07/08/2004
B033748	REMODEL	6,000	09/10/2003
BP4349	N/A	3,500	06/11/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1292	2/06/2014	WD	Q	I	02	446,000

GRANTOR: KIRBY JERRY D
GRANTEE: FINA JUSTIN & LERA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W30 BAS=[YR=1993] N3 W24 S38 FOP=[YR=1993] S5 E54 N5 W54 $E30 N21 W6 N14 $ S5 FGR=[YR=1993] S9 E6 S21 E24 N30 W30 $ E30 N5 $ PTR= E10 FUS=[YR=1993] E32 S40 W13 FOP=[YR=1993] W19 N5 E19 S5 $ N5 W19 N35 $ W10 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	0	0	900.00	SF	6.50	6.50	100	1980	1980	3	30	1,755	

LAND DESCRIPTION

TOTAL OB/XF 3,295

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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