LOT 35
IN OR 1909/1784
HAMBYS ADD #1 PB 2/32

JENSEN LOUNELL B
777 CHULA BROOKFIELD RD
CHULA, GA 31733

2025

00-00-31-1360-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

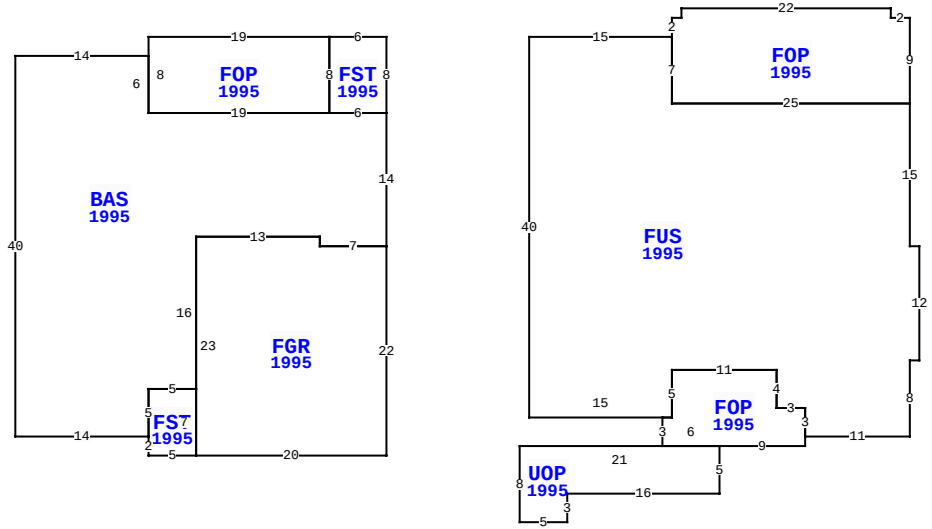
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	1995	972	167,284
FGR	453	55	1995	249	42,853
FOP	103	30	1995	31	5,335
FOP	152	30	1995	46	7,916
FOP	247	30	1995	74	12,735
FST	35	55	1995	19	3,270
FST	48	55	1995	26	4,475
FUS	1,401	100	1995	1,401	241,116
UOP	120	20	1995	24	4,131
TOTALS	3,531			2,842	489,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,842	127.4016	201.29	572,066	1995	1995	0	0	0	14.50	85.50

1 SFR CUST – 0% - 0 Heated Area: 2373 HX Base Yr



2190 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	489,116
TOTAL MARKET OB/XF VALUE	6,366
TOTAL LAND VALUE - MARKET	1,140,000
TOTAL MARKET VALUE	1,635,482
SOH/AGL Deduction	25,555
ASSESSED VALUE	1,609,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,609,927
TOTAL JUST VALUE	1,635,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,463,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121651	CHIMREP	2,000	08/14/2012
20110831	H/AC	2,000	05/31/2011
20080796	H/AC	3,000	05/09/2008
B959226	NEW CONSTR	105,405	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1909/1784	3/28/2014	WD	Q	I	02	1,070,000
GRANTOR: WHITMIRE FRED C JR &						
GRANTEE: JENSEN LOUNELL B						
1275/1701	11/22/2004	WD	Q	I		1,330,000
GRANTOR: SUN PARTNERS LLC						
GRANTEE: WHITMIRE FRED C JR						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
2	0812	CONCRETE C	0	0	0	0	1,182.00	SF	4.00	4.00	100	1995	1995	3	68	3,215	
3	0825	BRICK	0	0	0	0	145.00	SF	12.50	12.50	100	1995	1995	3	90	1,631	

BUILDING DIMENSIONS

FST=[YR=1995] W6 FOP=[YR=1995] W19 S8 E19 N8 $ S8
BAS=[YR=1995] W19 N6 W14 S40 E14 FST=[YR=1995] S2 E5
FGR=[YR=1995] E20 N22 W7 N1 W13 S23 $ N7 W5 S5 $ N5 E5 N16
E13 S1 E7 N14 W6 $ E6 N8 $ PTR= E15 FUS=[YR=1995] E15
FOP=[YR=1995] N2 E1 N1 E22 S1 E2 S9 W25 N7 $ S7 E25 S15 E1
S12 W1 S8 W11 FOP=[YR=1995] S1 W9 UOP=[YR=1995] S5 W16 S3 W5
N8 E21$ W6 N3 E1 N5 E11 S4 E3 S3$ N3 W3 N4 W11 S5 W15 N40$
W15$.

LAND DESCRIPTION

TOTAL OB/XF 6,366

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	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,140,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS