LOT 37
HAMBYS SUB PB 2/32

MCLAUGHLIN DAVID & KRISTINA
2200 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0037-0000

BUILDING CHARACTERISTICS

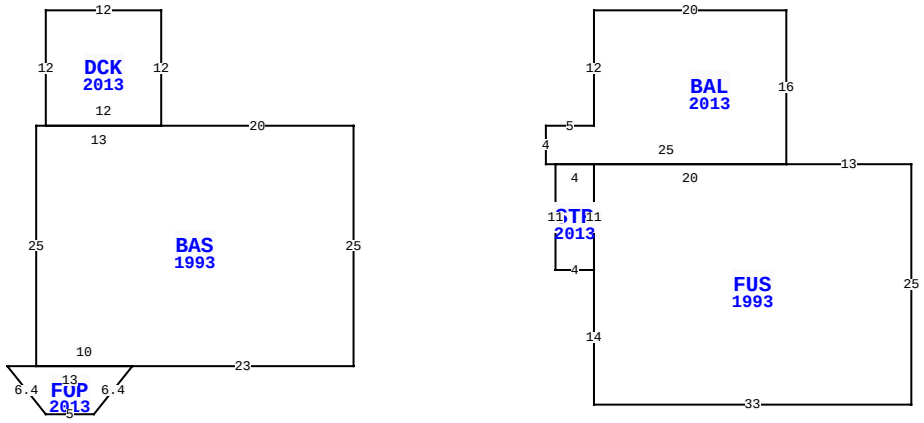
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAL	340	15	2013	51	9,379
BAS	825	100	1993	825	151,707
DCK	144	10	2013	14	2,575
FOP	45	30	2013	14	2,575
FUS	825	100	1993	825	151,707
STR	44	10	2013	4	735
TOTALS	2,223			1,733	318,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,733	121.5500	192.05	332,823	1957	2015	0	0	0	4.25	95.75

1 SFR CUST – 100% - 2023 Heated Area: 1650 HX Base Yr 2023



2200 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,678
TOTAL MARKET OB/XF VALUE		47,851
TOTAL LAND VALUE - MARKET		1,140,000
TOTAL MARKET VALUE		1,506,529
SOH/AGL Deduction		190,880
ASSESSED VALUE		1,315,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,264,927
TOTAL JUST VALUE		1,506,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,343,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-0	INSTALL IN-GROUND	110,000	05/13/2025
2025-0852	SFR	1,200,000	02/20/2025
2025-0038	DEMO	190,000	01/23/2025
20122106	FRNT DOOR	16,000	10/12/2012
20121748	REWIRE	5,000	08/27/2012
20121733	HRBDSIDE	6,500	08/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0201	3/18/2022	WD	Q	I	02	1,600,000
GRANTOR: SELL JERRIE C TRUSTEE						
GRANTEE: MCLAUGHLIN DVID & K						
1778/1674	2/15/2012	WD	U	I	12	500,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: SELL JERRIE C TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 DCK=[YR=2013] N12 W12 S12 E12$ W13 S25 E10 FOP=[YR=2013] D5 L4 W5 U5 L4 E13$ E23 N25$ PTR= E20 BAL=[YR=2013] E5 N12 E20 S16 FUS=[YR=1993] E13 S25 W33 N14 STR=[YR=2013] W4 N11 E4 S11$ N11 E20 $ W25 N4$ W20 $.

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	0825	BRICK	0	100	0	0	1,280.00	SF	12.50	12.50	100	1976	1976	3	66	10,560	
2	0801	ASPHALT A	0	100	19	19	361.00	SF	3.00	3.00	100	1976	1976	3	50	542	
3	0825	BRICK	0	100	0	0	529.00	SF	12.50	12.50	100	1976	1976	3	66	4,364	
4	0810	CONCRETE A	0	100	0	0	146.00	SF	6.50	6.50	100	1957	1957	3	20	190	
5	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2013	2013	3	55	88	
6	0416	DUNEWALKS	0	100	252	4	1,008.00	SF	30.00	30.00	100	2021	2021	3	90	27,216	
7	0462	ST/AL FNC	0	100	116	4	464.00	SF	10.00	10.00	100	2021	2021	3	93	4,315	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 47,851

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	000120	C	RES OCEAN	100		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 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS