LOT 41
IN OR 2092/348
HAMBYS SUB PB 2/32

MONEY FOR NOTHIN LIVING TRUST/GARDY TERRY TRUSTEE
2230 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0041-0000

BUILDING CHARACTERISTICS

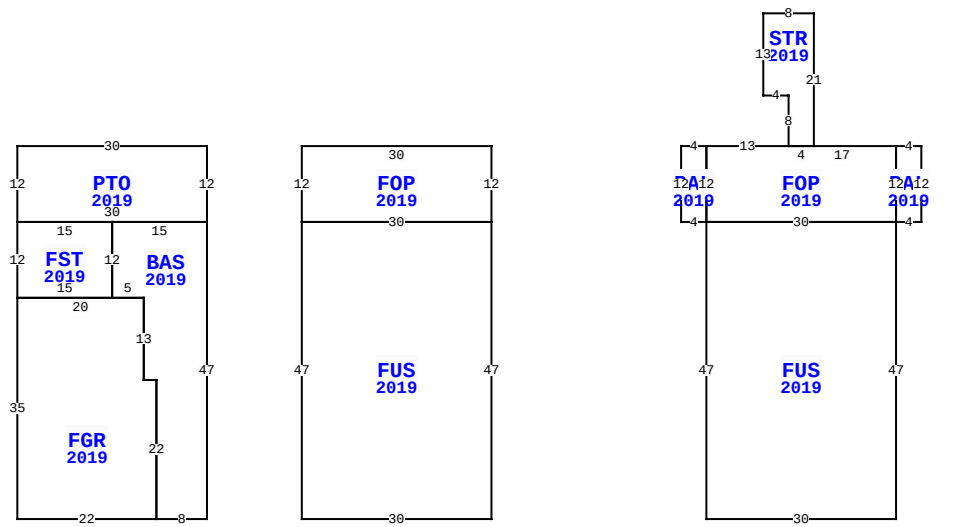
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
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	48	15	2019	7	1,630
BAL	48	15	2019	7	1,630
BAS	486	100	2019	486	113,164
FGR	744	55	2019	409	95,234
FOP	360	30	2019	108	25,148
FOP	360	30	2019	108	25,148
FST	180	55	2019	99	23,052
FUS	1,410	100	2019	1,410	328,314
FUS	1,410	100	2019	1,410	328,314
PTO	360	5	2019	18	4,191
TOTALS	5,542			4,076	949,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,076	150.9165	238.45	971,922	2019	2019	0	0	0	2.35	97.65

1 SFR CUST – 100% - 2020 Heated Area: 3306 HX Base Yr 2020



** This building has 11 Sub-Areas

2230 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		949,082
TOTAL MARKET OB/XF VALUE		38,117
TOTAL LAND VALUE - MARKET		1,140,000
TOTAL MARKET VALUE		2,127,199
SOH/AGL Deduction		615,012
ASSESSED VALUE		1,512,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,461,465
TOTAL JUST VALUE		2,127,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,934,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200817	XFOB	0	11/30/2020
20181667	CO ISSUED	0	12/12/2019
20181667	NEW CONSTR	456,006	05/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2092/0348	12/30/2016	WD	Q	V	01	625,000
GRANTOR: EVANS JOHN R						
GRANTEE: MONEY FOR NOTHIN LI						
1972/0730	3/27/2015	WD	Q	V	01	681,300
GRANTOR: KERNS DAVID G & LISA						
GRANTEE: EVANS JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W30 S12 FST=[YR=2019] S12 FGR=[YR=2019] S35 E22 BAS=[YR=2019] E8 N47 W15 S12 E5 S13 E2 S22$ N22 W2 N13 W20$ E15 N12 W15$ E30 N12$ PTR=E15 FOP=[YR=2019] E30 S12 FUS=[YR=2019] S47 W30 N47 E30$ W30 N12$ W15$ PTR=E75 BAL=[YR=2019] E4 FOP=[YR=2019] E13STR=[YR=2019] N8 W4 N13 E8 S21 W4$ E17 BAL=[YR=2019] E4 S12 W4 FUS=[YR=2019] S47 W30 N47 E30$ N12$ S12 W30 N12$ S12 W4 N12$ W75$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	0	1,339.00	SF	10.00	10.00	100	2019	2019	3	97	12,988	
3	0855	CONC PAVER	0	100	0	0	186.00	SF	10.00	10.00	100	2019	2019	3	97	1,804	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	100	10,000	
5	0415	BEACHWALK	0	100	0	0	956.00	SF	11.50	11.50	100	2021	2021	3	90	9,895	

LAND DESCRIPTION

TOTAL OB/XF 38,117

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 03/02/2022 BY DJ Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS