LOT 42
HAMBYS SUB PB 2/32

RISHEL RYAN WESLEY & LAUREN ELIZABETH
22 CANTER CLUB CT
DEBARY, FL 32713

2025

00-00-31-1360-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
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		2 100
Bathrooms		1 100
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

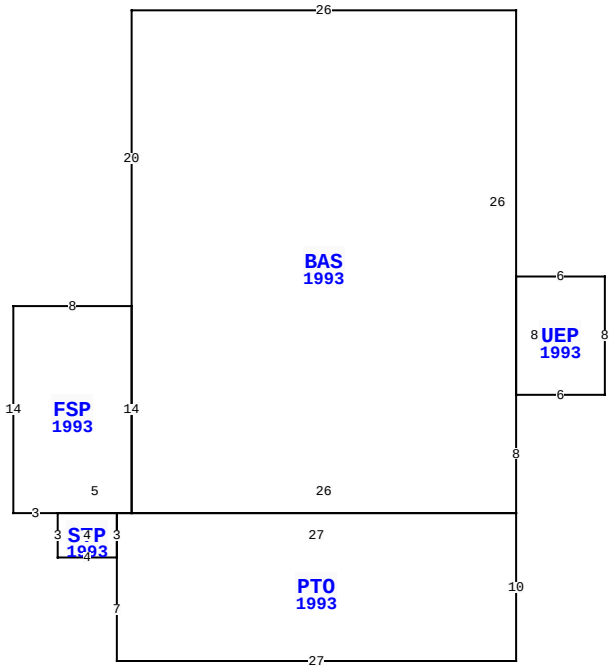
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	83,231
FSP	112	40	1993	45	4,237
PTO	270	5	1993	14	1,318
STP	12	10	1993	1	94
UEP	48	60	1993	29	2,730
TOTALS	1,326			973	91,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	973	119.8800	158.24	153,968	1941	1970	0	0	0	40.50	59.50

1 SNGL FAM – 0% - 2025 Heated Area: 884 HX Base Yr



2279 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	91,611
TOTAL MARKET OB/XF VALUE	390
TOTAL LAND VALUE - MARKET	399,000
TOTAL MARKET VALUE	491,001
SOH/AGL Deduction	0
ASSESSED VALUE	491,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	491,001
TOTAL JUST VALUE	491,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052232	REPAIR/RRF	1,000	07/15/2005
B002907	REPAIR/RRF	1,200	05/10/2000
B984220	REPAIR/RRF	2,000	08/25/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/242	9/10/2024	WD	Q	I	01	555,000

GRANTOR: MANHEIN JERE & LOUISE
GRANTEE: RISHEL RYAN WESLEY

2679/503	9/20/2023	QC	U	I	11	100

GRANTOR: MANHEIN JERE
GRANTEE: MANHEIN JERE & LOUI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 FSP=[YR=1993] W8 S14 E3 STP=[YR=1993] S3 E4 PTO=[YR=1993] S7 E27 N10 W27 S3$ N3 W4 $ E5 N14 $ S14 E26 N8 UEP=[YR=1993] E6 N8 W6 S8 $ N26 $.

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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1980	1980	3	30	390	

LAND DESCRIPTION

TOTAL OB/XF 390

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	0		R-2	56.00	110.00	56.00	FF		1.00	1.00	0.95	7,500.00	7,125.00	399,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 399,000 Market: 0 Agricultural: 0 Common: 399,000 PRINTED 07/30/2025 BY SYS