LOT 43
HAMBYS SUB PB 2/32

MARSHALL BRUCE & LINDA FAMILY REV TRUST/MARSHALL L
2242 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

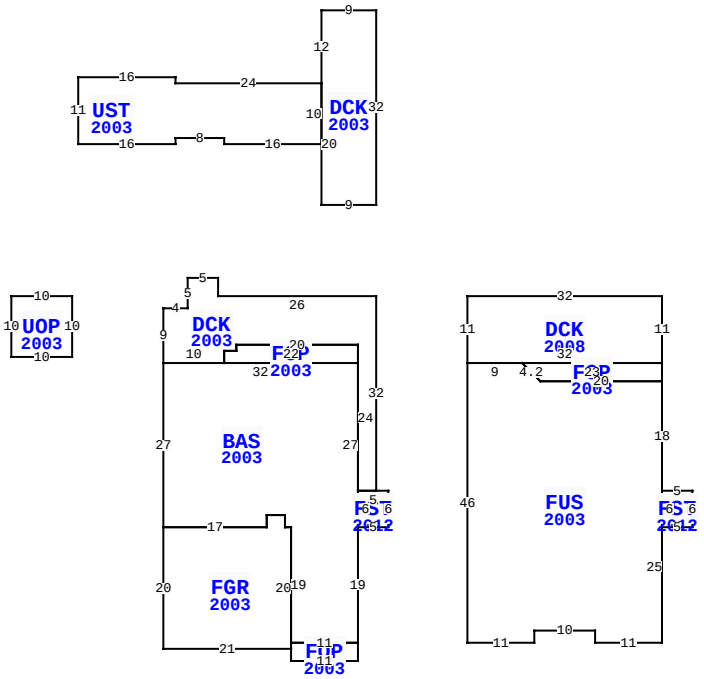
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,067	100	2003	1,067	188,632
DCK	288	10	2003	29	5,126
DCK	391	10	2003	39	6,895
DCK	352	10	2008	35	6,188
FGR	426	55	2003	234	41,369
FOP	33	30	2003	10	1,768
FOP	64	30	2003	19	3,359
FOP	65	30	2003	20	3,536
FST	30	55	2012	16	2,829
FST	30	55	2012	16	2,829
TOTALS	4,642			3,077	543,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,077	124.3242	196.43	604,415	2003	2003	0	0	0	10.00	90.00

1 SFR CUST – 100% - 0 Heated Area: 2455 HX Base Yr 2004



** This building has 13 Sub-Areas

2242 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		543,974
TOTAL MARKET OB/XF VALUE		17,431
TOTAL LAND VALUE - MARKET		1,140,000
TOTAL MARKET VALUE		1,701,405
SOH/AGL Deduction		878,673
ASSESSED VALUE		822,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		772,010
TOTAL JUST VALUE		1,701,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,526,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121906	NEW CONSTR	900	09/13/2012
20120897	ELEVATOR	30,000	05/17/2012
20111091	REMODEL	4,367	07/05/2011
20090479	GAS	800	04/17/2009
20090469	ELEC OTHER	6,000	04/16/2009
20080036	ADDITION	8,000	01/08/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/0570	5/28/2019	SW	U	I	11	100
GRANTOR: MARSHALL LINDA L & BR						
GRANTEE: BRUCE & LINDA MARSH						
1800/1938	6/28/2012	WD	U	I	30	100
GRANTOR: MARSHALL LINDA L & BR						
GRANTEE: MARSHALL LINDA L &						

BUILDING NOTES

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	979.00	SF	5.20	5.20	100	2003	2003	3	82	4,174	
3	0810	CONCRETE A	0	100	0	0	43.00	SF	6.50	6.50	100	2003	2003	3	82	229	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2003	2003	3	20	18	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	100	10,000	

BUILDING DIMENSIONS

DCK=[YR=2003] W26 N3 W5 S5 W4 S9 BAS=[YR=2003] S27 FGR=[YR=2003] S20 E21 FOP=[YR=2003] S2 E11 N3 W11 S1 $ N20 W1 N2 W3 S2 W17 $ E17 N2 E3 S2 E1 S19 E11 N19 FST=[YR=2012] E5 N6 W5 S6$ N27 FOP=[YR=2003] N3 W20 S1 W2 S2 E22 $ W32 $ E10 N2 E2 N1 E20 S24E3 N32 $ PTR= E15 DCK=[YR=2008] E32 S11 FOP=[YR=2003] S3 FUS=[YR=2003] S18 FST=[YR=2012] E5 S6 W5 N6$ S25 W11 N2 W10 S2 W11 N46 E9 D3 R3 E20$W20 L3 U3 E23$ W32 N11$ W15$PTR= N15 DCK=[YR=2003] N32 W9 S12 UST=[YR=2003] W24 N1 W16 S11 E16 N1 E8 S1 E16N10 $ S20 E9 $ S15 $ PTR= W50 UOP=[YR=2003] W10 S10 E10 N10 $ E50$.

LAND DESCRIPTION

TOTAL OB/XF 17,431

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 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