LOT 53 (EX BDWLK ESMT
IN OR 1935/1499)
HAMBYS SUB PBK 2/32

MCGHIN JAMES E JR
P O BOX 16735
FERNANDINA BEACH, FL 32035

2025

00-00-31-1360-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

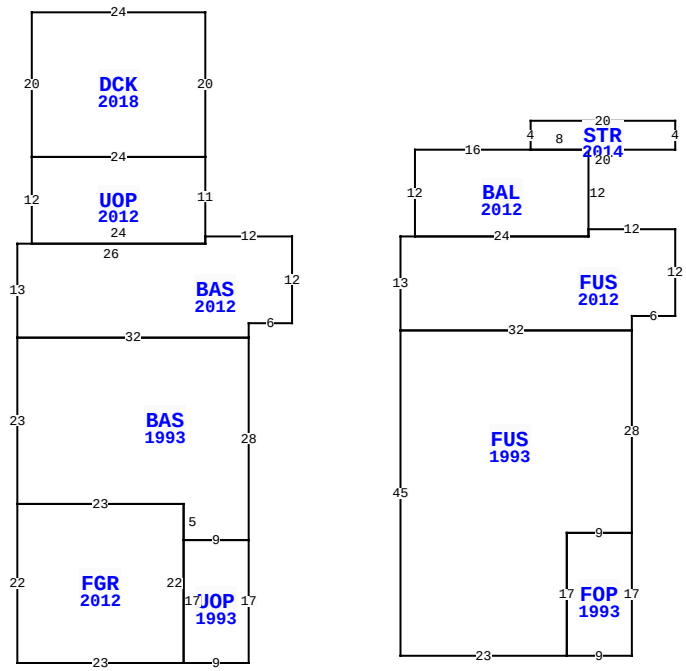
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAL	288	15	2012	43	8,050
BAS	781	100	1993	781	146,209
BAS	494	100	2012	494	92,481
DCK	480	10	2018	48	8,986
FGR	506	55	2012	278	52,044
FOP	153	30	1993	46	8,611
FUS	1,287	100	1993	1,287	240,937
FUS	494	100	2012	494	92,481
STR	80	10	2014	8	1,497
UOP	153	20	1993	31	5,803
TOTALS	5,004			3,568	667,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,568	130.5612	206.29	736,043	1978	2005	0	0	0	9.25	90.75

2 SFR CUST – 100% - 2014 Heated Area: 3056 HX Base Yr 2014



** This building has 11 Sub-Areas

BLD DATE	01/14/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

2292 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		667,959
TOTAL MARKET OB/XF VALUE		18,974
TOTAL LAND VALUE - MARKET		1,140,000
TOTAL MARKET VALUE		1,826,933
SOH/AGL Deduction		714,307
ASSESSED VALUE		1,112,626
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,061,904
TOTAL JUST VALUE		1,826,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,647,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182028	DECK	9,464	06/14/2018
20140894	DUNEWALK	14,000	05/05/2014
20120672	U/G TANK	895	04/18/2012
20120622	H/AC	11,500	04/12/2012
20120613	CHNGE SRVC	4,000	04/11/2012
20120605	NEW CONSTR	2,000	04/10/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/1707	10/25/2013	WD	Q	I	02	1,120,000
GRANTOR: HIGHBEAM INC						
GRANTEE: MCGHIN JAMES E JR						
1304/1411	3/28/2005	WD	Q	I		1,950,000
GRANTOR: BENNETT HARRY J JR TR						
GRANTEE: HIGHBEAM INC						

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	0855	CONC PAVER	0	100	0	0	1,196.00	SF	7.00	7.00	100	2012	2012	3	92	7,702	
2	0855	CONC PAVER	0	100	0	0	476.00	SF	7.00	7.00	100	2012	2012	3	92	3,065	
3	0475	VF 4 SBPL	0	100	0	0	36.00	LF	14.00	14.00	100	2012	2012	3	81	408	
4	0416	DUNEWALKS	0	100	250	4	1,000.00	SF	12.00	12.00	100	2014	2014	3	60	7,200	
5	0855	CONC PAVER	0	100	0	0	91.00	SF	7.00	7.00	100	2014	2014	3	94	599	

BUILDING DIMENSIONS

BAS=[YR=2012] W12 UOP=[YR=2012] N11 DCK=[YR=2018] N20 W24 S20 E24$ W24 S12 E24 N1$ S1 W26 S13 BAS=[YR=1993] S23 FGR=[YR=2012] S22 E23 UOP=[YR=1993] E9 N17 W9 S17$ N22 W23 $ E23 S5 E9 N28 W32$ E32 N2 E6 N12$ PTR=E15 FUS=[YR=2012] E2 BAL=[YR=2012] N12 E16 STR=[YR=2014] N4 E20 S4W20 $ E8 S12 W24$ E24 N1 E12 S12 W6 S2 FUS=[YR=1993] S28 FOP=[YR=1993] S17 W9 N17 E9$ W9 S17 W23 N45 E32$ W32 N13$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 18,974

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	0006	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 03/21/2024 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