

LOT 54 EX 15 FT IN SW COR
& PT LOT 48
IN OR 1907/761

COONROD DAVID KELLY JR
2337 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0054-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,145	100	1993	1,145	147,873
DCK	27	10	1993	3	387
DCK	37	10	1993	4	516
DCK	87	10	1993	9	1,162
DCK	242	10	1993	24	3,099
FEP	322	80	1993	258	33,320
FOP	35	30	1993	10	1,292
FOP	92	30	1993	28	3,616
FST	642	55	2007	353	45,589
FUS	1,588	100	1993	1,588	205,085
TOTALS	4,217			3,422	441,940

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	0	2,743.00	SF	4.00	4.00
2	0810	CONCRETE A	0	0	19	4	76.00	SF	6.50	6.50
3	1242	WD DECK A	0	0	15	17	255.00	SF	10.00	10.00
4	1242	WD DECK A	0	0	0	0	945.00	SF	10.00	10.00
5	1242	WD DECK A	0	0	0	0	102.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000800	C	MULTI-FAMILY	0		R-2	50.00	110.00	50.00	FF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	11	3,422	129.8092	171.35	586,360	1941	1970	0	0	24.63	75.37
1 DUPLEX - 0% - 0											
Heated Area: 2733											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/07/2025 MLU											

TOTAL OB/XF										
7,306										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			441,940
TOTAL MARKET OB/XF VALUE			7,306
TOTAL LAND VALUE - MARKET			356,250
TOTAL MARKET VALUE			805,496
SOH/AGL Deduction			113,786
ASSESSED VALUE			691,710
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			691,710
TOTAL JUST VALUE			805,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			761,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122018	STUCCO	8,000	09/28/2012
20062547	H/AC	700	11/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/0761	3/14/2014	QC	U	I	11	100
GRANTOR: COONROD DAVID KELLY J						
GRANTEE: COONROD DAVID KELLY						
1804/0108	7/16/2012	WD	U	I	12	260,000
GRANTOR: BANKUNITED NA						
GRANTEE: COONROD DAVID KELLY						

BUILDING NOTES										
----------------	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS										
FST=[YR=2007] W30 S23BAS=[YR=1993] S20 W8 S14 E3 DCK=[YR=1993] S5 E8 N4 W3 N1 W5\$ E26DCK=[YR=1993] S3 E9 N3 FOP=[YR=1993] N7 W5\$ E5\$ W9\$ E4 N7 E5 N31 W12 S4 W18\$ E18 N4 E12 N19\$ PTR= E20 DCK=[YR=1993] E27 DCK=[YR=1993] N2 E13S13 W3 N7 W7 N4 W3\$ E3 S5 FUS=[YR=1993] E4 S56 FEP=[YR=1993] S7 W38 N14 E8 S7 E30\$ W30 N33 FOP=[YR=1993] N23 E4 S23 W4 \$ E4 N23 E22\$ W26 S23 W4 N28\$ W20\$.										