LOT 61
IN OR 1797/977 & OR 1797/979
HAMBYS SUB PB 2/32

KERNS DAVID G 2006 TRUST/KERNS LISA L 2006 TRUST
P O BOX 16254
FERNANDINA BEACH, FL 32035

2025

00-00-31-1360-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

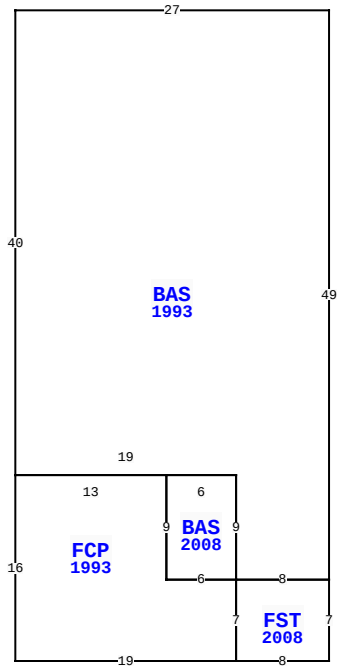
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	224,712
BAS	54	100	2008	54	10,533
FCP	250	25	1993	62	12,094
FST	56	55	2008	31	6,047
TOTALS	1,512			1,299	253,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,299	139.5000	220.41	286,313	1963	2000	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 1206 HX Base Yr



BLD DATE	01/06/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2324 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	253,387
TOTAL MARKET OB/XF VALUE	36,677
TOTAL LAND VALUE - MARKET	1,140,000
TOTAL MARKET VALUE	1,430,064
SOH/AGL Deduction	32,743
ASSESSED VALUE	1,397,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,397,321
TOTAL JUST VALUE	1,430,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,270,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100311	ELEC OTHER	200	02/18/2010
20081251	H/AC	5,000	08/04/2008
20080952	OTHER	3,000	06/03/2008
20080859	ELEC OTHER	4,000	05/22/2008
20080702	REMODEL	45,000	04/28/2008
20080703	XFOB	2,300	04/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1797/0979	3/13/2012	QC	U	I	11	100
GRANTOR: KERNS LISA L						
GRANTEE: LISA L KERNS 2006 T						
1797/0977	3/13/2012	QC	U	I	11	100
GRANTOR: KERNS DAVID G						
GRANTEE: DAVID G KERNS 2006						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S40 FCP=[YR=1993] S16 E19 FST=[YR=2008] E8 N7 W8 S7$ N7 BAS=[YR=2008] N9 W6 S9 E6$ W6 N9 W13$ E19 S9 E8 N49$.

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	1125	CB/STC 6"	0	0	0	0	561.00	SF	7.35	7.35	100	2008	2008	3	88	3,629	
2	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2008	2008	3	72	648	
3	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2008	2008	3	88	143	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
5	0855	CONC PAVER	0	0	0	0	1,043.00	SF	10.00	10.00	100	2008	2008	3	88	9,178	
6	0855	CONC PAVER	0	0	0	0	683.00	SF	10.00	10.00	100	2009	2009	3	89	6,079	
7	0416	DUNEWALKS	0	0	0	0	924.00	SF	30.00	30.00	100	2009	2009	3	35	9,702	
8	0820	WOOD WALK	0	0	4	7	28.00	SF	11.75	11.75	100	2009	2009	3	40	132	
9	0855	CONC PAVER	0	0	0	0	594.00	SF	10.00	10.00	100	2010	2010	3	90	5,346	

LAND DESCRIPTION

TOTAL OB/XF 36,677

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	0		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 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS