BLOCK 1 LOT 5
IN OR 2155/1654
SOUTH BEACH SUB PB 3/11

MISHPUCHA 2958 LLC
4110 NW 23RD COURT
BOCA RATON, FL 33431

**2025**

**00-00-31-1720-0001-0050**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 13 | LVT/LAMNT 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 | 04 | Quality Level 04 |

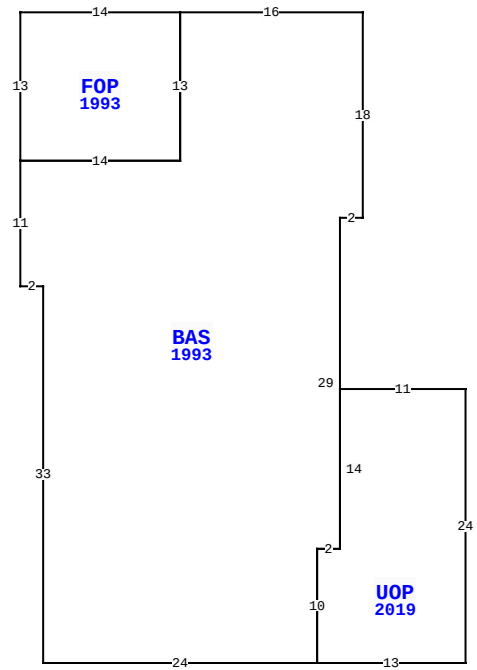
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,364 | 100 | 1993 | 1,364 | 174,070 |
| FOP | 182 | 30 | 1993 | 55 | 7,019 |
| UOP | 284 | 20 | 2019 | 57 | 7,274 |
| TOTALS | 1,830 | | | 1,476 | 188,363 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,476 | 109.2420 | 144.20 | 212,839 | 1945 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 0% - 0 Heated Area: 1364 HX Base Yr




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

2958 S FLETCHER AVE, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 188,363 |
| TOTAL MARKET OB/XF VALUE | 15,334 |
| TOTAL LAND VALUE - MARKET | 1,187,500 |
| TOTAL MARKET VALUE | 1,391,197 |
| SOH/AGL Deduction | 67,588 |
| ASSESSED VALUE | 1,323,609 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,323,609 |
| TOTAL JUST VALUE | 1,391,197 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,226,107 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20183150 | ADDITION | 210,000 | 09/01/2018 |
| 20111934 | H/AC | 2,500 | 10/27/2011 |
| 20061553 | REPAIR/RRF | 6,500 | 07/03/2006 |
| B2004060 | REPAIR/RRF | 4,000 | 09/26/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2155/1654 | 11/01/2017 | WD | Q | I | 02 | 685,000 |
| GRANTOR: HOAG MATHEWS LLC | | | | | | |
| GRANTEE: MISHPUCHA 2958 LLC | | | | | | |
| 1542/0752 | 12/26/2007 | QC | Q | I | 06 | 100 |
| GRANTOR: HOAG HOLLY MATHEWS | | | | | | |
| GRANTEE: HOAG MATHEWS LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1993] W14 S13 E14 N13$ S13 W14 S11 E2 S33 E24 UOP=[YR=2019] E13 N24 W11 S14 W2 S10 $ N10 E2 N29 E2 N18 $ .

## 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 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 20 | 23 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 44.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 88 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 676.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 1,352 | |
| 4 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 1,430.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 97 | 13,871 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,334

| 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-3 | 50.00 | 300.00 | 50.00 | FF | | 1.00 | 1.00 | 1.25 | 19,000.00 | 23,750.00 | 1,187,500 | | | | | | | |

REVIEW DATE 12/10/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,187,500 Market: 0 Agricultural: 0 Common: 1,187,500 PRINTED 07/30/2025 BY SYS