BLOCK 1 LOT 8
SOUTH BEACH SUB PB 3/11

BELL EUGENE DR D JR & LINDA L L/E/
PO BOX 16659
FERNANDINA BEACH, FL 32035

2025

00-00-31-1720-0001-0080

BUILDING CHARACTERISTICS

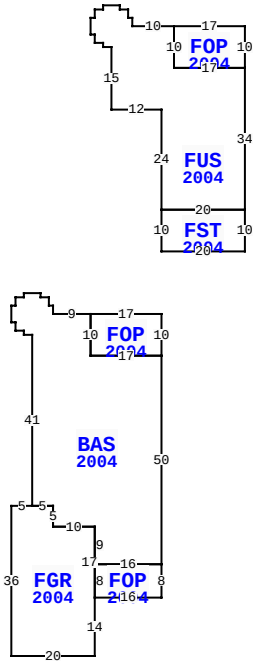
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
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	1,590	100	2004	1,590	251,169
FGR	670	55	2004	368	58,132
FOP	128	30	2004	38	6,003
FOP	170	30	2004	51	8,057
FOP	170	30	2004	51	8,057
FST	200	55	2004	110	17,376
FUS	1,010	100	2004	1,010	159,548
TOTALS	3,938			3,218	508,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,218	111.0900	175.52	564,823	2004	2004	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2006 Heated Area: 2600 HX Base Yr 2006



2992 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		508,341
TOTAL MARKET OB/XF VALUE		18,253
TOTAL LAND VALUE - MARKET		1,187,500
TOTAL MARKET VALUE		1,714,094
SOH/AGL Deduction		978,018
ASSESSED VALUE		736,076
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		685,354
TOTAL JUST VALUE		1,714,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,529,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0765	REP DUNEWA	45,000	01/22/2024
20052466	OTHER	1,000	08/16/2005
B9610060	XFOB	1,700	09/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/1541	12/12/2024	WD	U	I	11	100
GRANTOR: BELL EUGENE DR D JR &						
GRANTEE: WRIGHT LAURA BELL						
0593/1163	3/28/1990	WD	U	I		100
GRANTOR: PILKINTON MARY A						
GRANTEE: BELL EUGENE DR D JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W17 BAS=[YR=2004] W09 N2 W1 N2 W2 N1 W4 S1 W2 S2 W1 S4 E1 S2 E2 S1 E2 S41 FGR=[YR=2004] W5 S36 E20 N14 FOP=[YR=2004] E16 N8 W16 S8$ N17 W10 N5 W5$ E5 S5 E10 S9 E16 N50 W17 N10$ S10 E17 N10$ PTR=N15 FST=[YR=2004] N10 FUS=[YR=2004] N24 W12 N15 W2 N1 W2 N2 W1 N4 E1 N2 E2 N1 E4 S1 E2 S2 E1 S2 E10 FOP=[YR=2004] E17 S10 W17 N10$ S10 E17 S34 W20$ E20 S10 W20$ S15$.

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	876.00	SF	7.00	7.00	100	2014	2014	3	94	5,764	
2	0855	CONC PAVER	0	100	0	0	127.00	SF	7.00	7.00	100	2014	2014	3	94	836	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
5	0415	BEACHWALK	0	100	310	4	1,210.00	SF	11.50	11.50	100	2004	2020	3	21	2,922	
6	1242	WD DECK A	0	100	0	0	390.00	SF	10.00	10.00	100	2025	2024		100	3,900	
7	0820	WOOD WALK	0	100	0	0	152.00	SF	11.75	11.75	100	2025	2024		100	1,786	

LAND DESCRIPTION

TOTAL OB/XF 18,253

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-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 07/09/2024 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