

LOT 2(EX OR 47 PG 528) &
PT OF LOT 1
IN OR 2057/1764

THOMPSON CHRISTOPHER L & SUSAN
8515 CONGRESSIONAL DR
TALLAHASSEE, FL 32312

2026

00-00-31-114A-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 50	0500	22	4,242	364.6572	605.33	2,567,810	2010	2010	0	0	0	7.25	92.75	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 50	2 SFR CUST 0% - 0													Heated Area: 3705 HX Base Yr													
Roof Structure	08	IRREGULAR 100														VALUATION SUMMARY													
Roof Cover	11	SLATE 100														Tax Group: 2 Tax Dist:													
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 2,381,644													
Interior Floor	11	CLAY TILE 70														TOTAL MARKET OB/XF VALUE 55,542													
Interior Floor	14	CARPET 30	TOTAL LAND VALUE - MARKET 1,050,000																										
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE 3,487,186																										
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction 0																										
Foundation	06	PIERS CONC 100	ASSESSED VALUE 3,487,186																										
Bedrooms	5	100	TOTAL EXEMPTION VALUE 0																										
Bathrooms	02	WOOD FRAME 100	BASE TAXABLE VALUE 3,487,186																										
Frame	3.	3. 100	TOTAL JUST VALUE 3,487,186																										
Stories	0	100	NCON VALUE 0																										
Units			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 3,281,823																										
Quality	01	Quality Level 01															PERMIT NUM	DESCRIPTION	AMT	ISSUED									
DOR CODE	0100	SINGLE FAMILY															20101327	XFOB	5,000	08/10/2010									
MAP NUM		MKT AREA	01															20100531	GAS	1,095	03/31/2010								
NEIGHBORHOOD/LOC	1052.00															20100467	H/AC	14,665	03/19/2010										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															20091690	OTHER	12,000	12/11/2009						
BAL	12	15	2010	2	1,123															20091673	ELEC OTHER	4,650	12/09/2009						
BAL	20	15	2010	3	1,684															20091635	XFOB	40,000	12/03/2009						
BAL	20	15	2010	3	1,684															SALES DATA									
BAL	68	15	2010	10	5,614															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
BAL	104	15	2010	16	8,983															2057/1764	7/08/2016	WD	Q	I	01	2,300,000			
BAS	784	100	2010	784	440,172															GRANTOR: SPIVEY PROPERTY MANAG									
FGR	521	55	2010	287	161,135															GRANTEE: THOMPSON CHRISTOPHE									
FOP	60	30	2010	18	10,106															1587/1093	9/30/2008	WD	Q	I	02	940,000			
FOP	85	30	2010	26	14,598															GRANTOR: 2344 SOUTH FLETCHER L									
FOP	208	30	2010	62	34,809															GRANTEE: SPIVEY PROPERTY MAN									
TOTALS	5,111			4,242	381,644															BUILDING NOTES									
EXTRA FEATURES						2344 S FLETCHER AVE, FERNANDINA BEACH														BUILDING DIMENSIONS									
L N	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	BAS=[YR=2010] W2 FOP=[YR=2010] N8W26S8E12 FST=[YR=2010] S6 E5 N6 W5\$ E14\$ W9 S6 W5 N6 W14 S19 E2 FGR=[YR=2010] S26E22 UOP=[YR=2010] S4E5N4FOP=[YR=2010] E7N5W12S5E5\$ W5\$ N10 FST=[YR=2010] E5N5W5S5\$ N13W17N3W5\$ E5S3E17 S8E5S5W5S5E12N8W2N11W4N21\$ PTR=E15 FUS=[YR=2010] E2 FOP=[YR=2010] N8 BAL=[YR=2010] N4E26S4W26\$E26S8W26\$ E28S5E1S7E1S9E2S11E2S8W12N6 FST=[YR=2010] N5E5S5W5\$S11 BAL=[YR=2010] S2W10N2E10\$ W22N26W2N19\$ W15\$ PTR=E55 FUS=[YR=2010] E9 BAL=[YR=2010] N4 E17S4W17\$ FOP=[YR=2010] E17S5W17N5\$ S5E19 S8 E1S7E1S9E2S11E2S13 W4 BAL=[YR=2010] S2W6N2E6\$ W8 BAL=[YR=2010] S2W10N2E10\$ W22N53\$ W55\$.											
1	0350	CARPORT WD	0	0	12	12	144.00	SF	9.88	9.88	100	1986	1986	3	20	285													
2	0416	DUNEWALKS	0	0	0	0	976.00	SF	30.00	30.00	100	2009	2009	3	31	9,077													
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2010	2010	04	85	42,500													
11	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2010	2010	3	92	3,680													
TOTAL OB/XF 55,542																													
LAND DESCRIPTION																		TOTAL OB/XF 55,542											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS																													