

LAHOOD CHARLES J & ELAINE C
2473 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-114A-0036-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 2						Tax Dist:											
BUILDING MARKET VALUE						570,064											
TOTAL MARKET OB/XF VALUE						54,000											
TOTAL LAND VALUE - MARKET						637,500											
TOTAL MARKET VALUE						1,261,564											
SOH/AGL Deduction						614,807											
ASSESSED VALUE						646,757											
TOTAL EXEMPTION VALUE						HX HB		51,411									
BASE TAXABLE VALUE						595,346											
TOTAL JUST VALUE						1,261,564											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						1,138,303											
PERMIT NUM		DESCRIPTION				AMT		ISSUED									
20120867		BATH REM				100		05/15/2012									
20120868		BATH REM				100		05/15/2012									
20120745		BATH REMODEL				2,280		04/27/2012									
20110536		XFOB				7,902		04/12/2011									
20110307		SWIM POOL				20,000		03/04/2011									
20110308		SWIM POOL				900		03/04/2011									
SALES DATA																	
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD		SALE PRICE							
1875/0049		8/23/2013		WD	Q	I		02		640,000							
GRANTOR: WILLIAMS SHAWN & MAGG																	
GRANTEE: LAHOOD CHARLES J &																	
1695/0555		8/20/2010		WD	Q	I		01		608,000							
GRANTOR: TEAFORD JOAN																	
GRANTEE: JEFFRIES MAGGIE A &																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
FGR=[YR=1993] W2 PTO=[YR=2006] N3 W4 S3 E4\$ W26 S22																	
PTO=[YR=2006] W3 S4 E3 BAS=[YR=1993] S35 E30 N29 W2 N2																	
PTO=[YR=2006] E4 N6 W4 S6\$ N8 W28 S4 \$ N4\$ E28 N22\$ PTR=N15																	
UOP=[YR=2006] N5 FUS=[YR=1993] N33 FUS=[YR=2006] N18																	
UOP=[YR=2006] N2 UOP=[YR=2011] N10W3S1W4S9E7\$ N10 E29 S12																	
FOP=[YR=2006] S19 E2 UOP=[YR=2006] E4 S25 W4 N25\$ S6 W11 N25																	
E9\$ W29 \$ E20 S18 W20\$ E20 S7 E10 S26 UOP=[YR=2006] S5 W8																	
FOP=[YR=2006] W14 N5 E14 S5 \$ N5 E8 \$ W30 \$ E8 S5 W8 \$ S15																	
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LAND VALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
637,500																	
Common: 637,500														PRINTED 07/09/2026 BY SYS			