LOT 29
HAMBYS SUB PB 2/32

NANAHCUB LLC
C/O CLAYTON BUCHANAN III, 1360 AUTUMN TRACE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

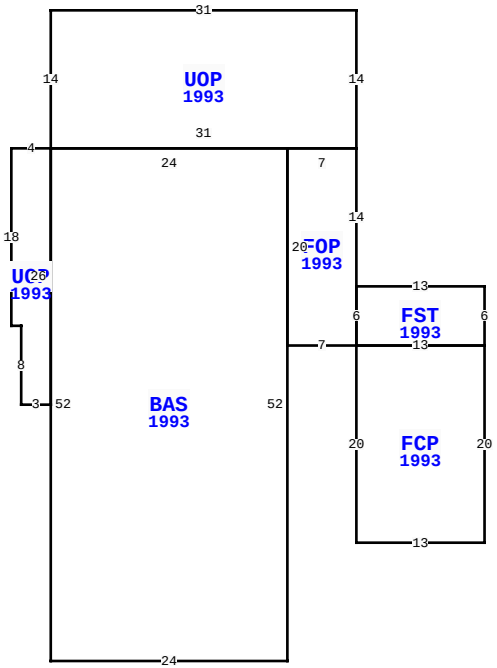
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,248	100	1993	1,248	200,274
FCP	260	25	1993	65	10,431
FOP	140	30	1993	42	6,740
FST	78	55	1993	43	6,901
UOP	96	20	1993	19	3,049
UOP	434	20	1993	87	13,961
TOTALS	2,256			1,504	241,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,504	120.4620	199.97	300,755	1970	1975	0	0	0	19.75	80.25

1 SFR CUST 0% - 2026 Heated Area: 1248 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/27/2026 MLU
AG DATE	

2160 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	241,356
TOTAL MARKET OB/XF VALUE	3,992
TOTAL LAND VALUE - MARKET	1,260,000
TOTAL MARKET VALUE	1,505,348
SOH/AGL Deduction	0
ASSESSED VALUE	1,505,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,505,348
TOTAL JUST VALUE	1,505,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,373,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0287	PRIVATE PROVIDER	40,000	04/29/2026
20122496	FNCRAIL	1,500	12/12/2012
20051486	REPAIR/RRF	5,000	03/31/2005
B2004020	REPAIR/RRF	950	09/18/2000
4432	N/A	2,500	08/13/1987
3387	N/A	1,500	01/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2793/417	6/03/2025	SW	U	I	11	100
GRANTOR: BUCHANAN CLAYTON W II						
GRANTEE: NANAHCUB LLC						
2791/960	5/27/2025	TD	U	I	11	100
GRANTOR: BUCHANAN CLAYTON II L						
GRANTEE: BUCHANAN CLAYTON W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W13 FOP=[YR=1993] N14 UOP=[YR=1993] N14 W31 S14 E31 $ W7 BAS=[YR=1993] W24 UOP=[YR=1993] W4 S18 E1 S8 E3 N26 $ S52 E24 N52 $ S20 E7 FCP=[YR=1993] S20 E13 N20 W13 $ N6 $ S6 E13 N6 $.

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
2	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1995	1995	3	20	392	
3	0416	DUNEWALKS	0	0	3	200	600.00	SF	30.00	30.00	100	1995	1995	3	20	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,992

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	21,000.00	25,200.00	1,260,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 07/09/2026 BY SYS