LOT 38
HAMBYS SUB PB 2/32

CANNONE BRANDEN M & NANCY E
96039 GRAVEL CREEK DR
YULEE, FL 32097

2026

00-00-31-1360-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

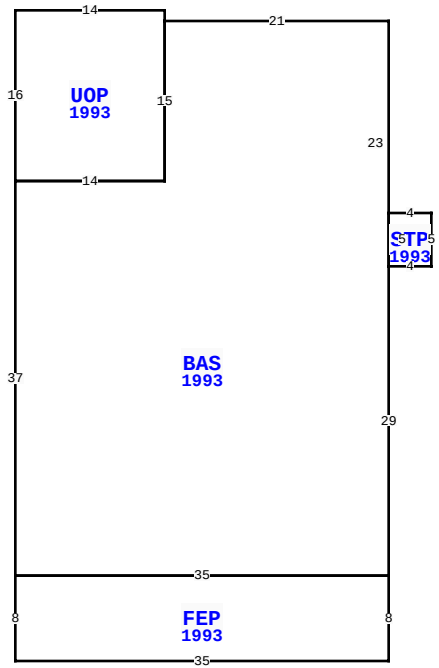
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	1993	1,610	92,028
FEP	280	80	1993	224	12,804
STP	20	10	1993	2	115
UOP	224	20	1993	45	2,572
TOTALS	2,134			1,881	107,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	108.8780	114.32	215,036	1941	1941	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 1610 HX Base Yr



2257 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,518
TOTAL MARKET OB/XF VALUE	1,220
TOTAL LAND VALUE - MARKET	476,000
TOTAL MARKET VALUE	584,738
SOH/AGL Deduction	73,705
ASSESSED VALUE	511,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	511,033
TOTAL JUST VALUE	584,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051703	REPAIR/RRF	4,000	04/29/2005
20051000	REPAIR/RRF	5,000	01/06/2005
B010105	REPAIR/RRF	2,000	01/25/2001
B9025	XFOB	1,000	04/21/1995
7508	REPAIR/RRF	1,500	01/27/1993
5209	REPAIR/RRF	5,000	02/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/1143	7/15/2020	WD	Q	I	01	360,000
GRANTOR: CORBETT STANLEY W & M						
GRANTEE: CANNONE BRANDEN M &						
2376/1130	6/15/2020	FJ	U	I	11	0
GRANTOR: CORBETT LOUIS ESTATE						
GRANTEE: CORBETT STANLEY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UOP=[YR=1993] N1 W14 S16 E14 N15 $ S15 W14 S37 FEP=[YR=1993] S8 E35 N8 W35 $ E35 N29 STP=[YR=1993] E4 N5 W4 S5 $ N23 $.

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	0	0	610.00	SF	10.00	10.00	100	1995	1995	3	20	1,220	

LAND DESCRIPTION

TOTAL OB/XF 1,220

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	000100	C	RES	0		R-2	56.00	110.00	56.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	476,000							

REVIEW DATE 02/22/2023 BY DJ Total Acres: 0.00 Total Land Value: 476,000 Market: 0 Agricultural: 0 Common: 476,000 PRINTED 07/09/2026 BY SYS