LOT 39
IN OR 1921/517 & OR 1921/519
HAMBYS SUB PB 2/32

KERNS DAVID & LISA 2013 TRUST/KERNS DAVID G TRUSTE
P O BOX 16254
FERNANDINA BEACH, FL 32035

**2026**

**00-00-31-1360-0039-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 04 | REIN CONC 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

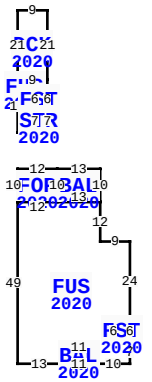
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

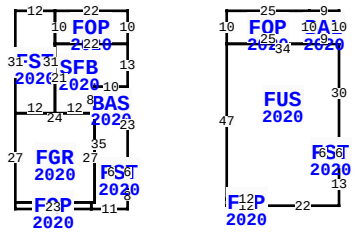
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 55 | 15 | 2020 | 8 | 1,960 |
| BAL | 90 | 15 | 2020 | 14 | 3,430 |
| BAL | 130 | 15 | 2020 | 20 | 4,900 |
| BAS | 342 | 100 | 2020 | 342 | 83,790 |
| DCK | 189 | 10 | 2020 | 19 | 4,655 |
| FGR | 648 | 55 | 2020 | 356 | 87,220 |
| FOP | 24 | 30 | 2020 | 7 | 1,715 |
| FOP | 46 | 30 | 2020 | 14 | 3,430 |
| FOP | 120 | 30 | 2020 | 36 | 8,820 |
| FOP | 220 | 30 | 2020 | 66 | 16,170 |
| TOTALS | 6,187 | | | 4,700 | 1,151,500 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,700 | 150.6049 | 250.00 | 1,175,000 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 SFR CUST 100% - 2021 Heated Area: 3812 HX Base Yr 2021




** This building has 21 Sub-Areas

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

2220 S FLETCHER AVE, FERNANDINA BEACH

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,151,500 |
| TOTAL MARKET OB/XF VALUE | | 37,494 |
| TOTAL LAND VALUE - MARKET | | 1,260,000 |
| TOTAL MARKET VALUE | | 2,448,994 |
| SOH/AGL Deduction | | 518,358 |
| ASSESSED VALUE | | 1,930,636 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 1,874,225 |
| TOTAL JUST VALUE | | 2,448,994 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,301,541 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20181597 | CO ISSUED | 0 | 04/06/2020 |
| 20181597 | NEW CONSTR | 492,119 | 05/10/2018 |
| 20141498 | DEMOLITION | 14,000 | 07/09/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1921/0519 | 5/30/2014 | WD | Q | I | 01 | 1,100,000 |
| GRANTOR: ALDRED ANDREW CHEATHA | | | | | | |
| GRANTEE: KERNS DAVID G & LIS | | | | | | |
| 1921/0517 | 5/30/2014 | PR | U | I | 19 | 100 |
| GRANTOR: ALDRED ANDREW CHEATHA | | | | | | |
| GRANTEE: KERNS DAVID G & LIS | | | | | | |

### BUILDING NOTES

### 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 | 0409 | ELEVATOR R | 0 | 100 | 0 | 0 | 1.00 | UT | 14,280.00 | 14,280.00 | 100 | 2020 | 2020 | 3 | 100 | 14,280 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2020 | 2020 | 3 | 98 | 1,960 | |
| 4 | 0416 | DUNEWALKS | 0 | 100 | 0 | 0 | 864.00 | SF | 30.00 | 30.00 | 100 | 2020 | 2020 | 3 | 82 | 21,254 | |

### BUILDING DIMENSIONS

FOP=[YR=2020] W22 FST=[YR=2020] W12 S31 FGR=[YR=2020] S27 FOP=[YR=2020] S2 E23 BAS=[YR=2020] E11 N8 FST=[YR=2020] N6 W5 S6 E5 $ W5 N6 E5 N23 SFB=[YR=2020] N13 W22 S21 E12 N8 E10 $ W10 S35 W1 S2 $ N2 W23 $ E24 N27 W24 $ E12 N31 $ S10 E22 N10 $ PTR= E30 FOP=[YR=2020] E25 BAL=[YR=2020] E9 S10 FUS=[YR=2020] S30 FST=[YR=2020] W5 S6 E5 N6 $ W5 S6 E5 S13 W22 FOP=[YR=2020] W12 N2 E12 S2 $ N2 W12 N47 E34 $ W9 N10 $ S10 W25 N10 $ W30 $ PTR= N30 FUS=[YR=2020] N49 FOP=[YR=2020] N10 E12 BAL=[YR=2020] E13 S10 W13 N10 $ S10 W12 $ E25 S12 E9 S24 FST=[YR=2020] S6 W5 N6 E5 $ W5 S6 E5 S7 W10 BAL=[YR=2020] W11 N5 E11 S5 $ N5 W11 S5 W13 $ S30 $ PTR= N100 FUS=[YR=2020] N16 DCK=[YR=2020] N21 E9 S21 W9 $ E9 S3

### LAND DESCRIPTION

TOTAL OB/XF 37,494

| 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-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