LOT 51
IN OR 1236/322
HAMBYS SUB PB 2/32

JONES CAREY B & CARMEN H
PO BOX 16647
FERNANDINA BEACH, FL 32035

**2026**

**00-00-31-1360-0051-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

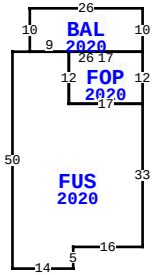
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 60 |
| Exterior Wall | 17 | CB STUCCO 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | |

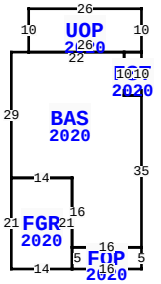
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 260 | 15 | 2020 | 39 | 10,011 |
| BAS | 1,086 | 100 | 2020 | 1,086 | 278,771 |
| FGR | 294 | 55 | 2020 | 162 | 41,585 |
| FOP | 80 | 30 | 2020 | 24 | 6,160 |
| FOP | 204 | 30 | 2020 | 61 | 15,659 |
| FOP | 204 | 30 | 2020 | 61 | 15,659 |
| FST | 40 | 55 | 2020 | 22 | 5,647 |
| FUS | 1,200 | 100 | 2020 | 1,200 | 308,035 |
| FUS | 1,216 | 100 | 2020 | 1,216 | 312,142 |
| STR | 60 | 10 | 2020 | 6 | 1,540 |
| TOTALS | 5,164 | | | 3,981 | 1,021,905 |

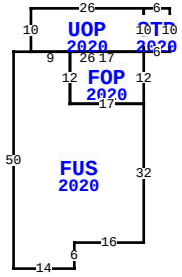
## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 3,981 | 158.1174 | 262.47 | 1,044,893 | 2020 | 2020 | 0 | 0 | 0 | 2.20 | 97.80 |

1 SFR CUST 100% - 2024 Heated Area: 3502 HX Base Yr 2024




** This building has 12 Sub-Areas

2282 S FLETCHER AVE, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,021,905 |
| TOTAL MARKET OB/XF VALUE | | 59,740 |
| TOTAL LAND VALUE - MARKET | | 1,260,000 |
| TOTAL MARKET VALUE | | 2,341,645 |
| SOH/AGL Deduction | | 236,660 |
| ASSESSED VALUE | | 2,104,985 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 2,053,574 |
| TOTAL JUST VALUE | | 2,341,645 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,185,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190300 | CO ISSUED | 0 | 12/16/2020 |
| 20190561 | SWIM POOL | 0 | 09/25/2019 |
| 20190300 | NEW CONSTR | 0 | 06/24/2019 |
| 20190054 | DEMOLITION | 0 | 01/07/2019 |
| 20170065 | MTLRF | 0 | 01/18/2017 |
| E0012690 | TEMP POLE | 3,000 | 12/21/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1236/0322 | 6/07/2004 | WD | Q | I | | 1,300,000 |
| GRANTOR: MCGROGAN PATRICK A | | | | | | |
| GRANTEE: JONES CAREY B & CAR | | | | | | |
| 1022/1879 | 12/05/2001 | WD | Q | I | | 525,000 |
| GRANTOR: MCGROGAN CONSULTING C | | | | | | |
| GRANTEE: MCGROGAN PATRICK A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2020] W26 S10 BAS=[YR=2020] W4 S29 FGR=[YR=2020] S21 E14 FOP=[YR=2020] E16 N5 W16 S5 $ N21 W14 $ E14 S16 E16 N35 FST=[YR=2020] N10 W4 S10 E4 $ W4 N10 W22 $ E26 N10 $PTR= E30 FUS=[YR=2020] E4 UOP=[YR=2020] N10 E26 STR=[YR=2020] E6 S10 W6 N10 $ S10 FOP=[YR=2020] S12 W17 N12 E17 $W26 $ E9 S12 E17 S32 W16 S6 W14 N50 $ W30$ PTR= N30 FUS=[YR=2020] N50 E4 BAL=[YR=2020] N10 E26 S10 FOP=[YR=2020] S12 W17 N12 E17 $ W26 $ E9 S12 E17 S33 W16 S5 W14 $ S30$.

## 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 | 0409 | ELEVATOR R | 0 | 100 | 0 | 0 | 1.00 | UT | 12,240.00 | 12,240.00 | 100 | 2020 | 2020 | 3 | 100 | 12,240 | |
| 3 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2020 | 2020 | 04 | 95 | 47,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 59,740

| 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