LOT 57 IN OR 2011/1786
HAMBYS SUB PB 2/32

USHER KIP EST
2304 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0057-0000

BUILDING CHARACTERISTICS

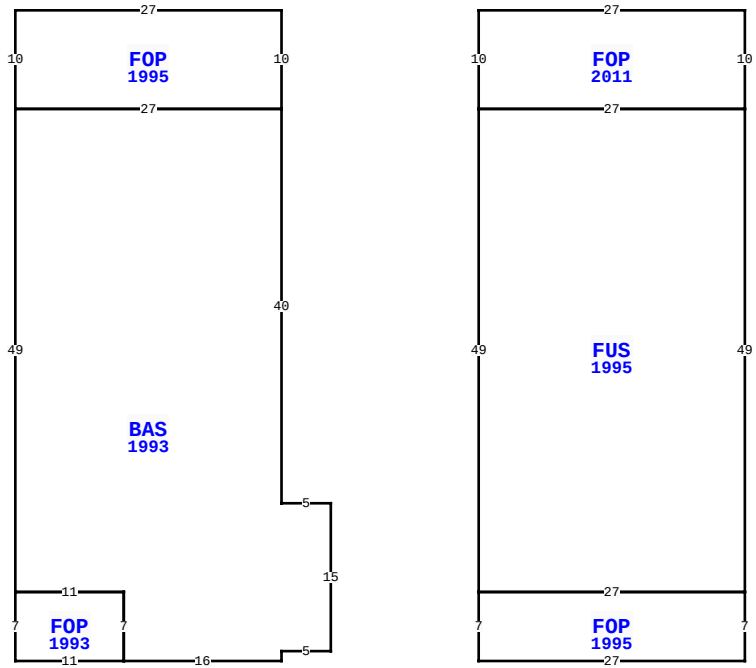
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAS	1,510	100	1993	1,510	350,894
FOP	77	30	1993	23	5,345
FOP	189	30	1995	57	13,246
FOP	270	30	1995	81	18,823
FOP	270	30	2011	81	18,823
FUS	1,323	100	1995	1,323	307,439
TOTALS	3,639			3,075	714,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,075	146.5836	243.33	748,240	1963	2015	0	0	0	4.50	95.50

1 SFR CUST 0% - 2025 Heated Area: 2833 HX Base Yr



2304 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	714,569
TOTAL MARKET OB/XF VALUE	5,355
TOTAL LAND VALUE - MARKET	1,260,000
TOTAL MARKET VALUE	1,979,924
SOH/AGL Deduction	0
ASSESSED VALUE	1,979,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,979,924
TOTAL JUST VALUE	1,979,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,839,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140426	REPAIR/RRF	700	03/04/2014
20110681	H/AC	4,000	05/04/2011
B002355	REPAIR/RRF	60,000	03/06/2000
8089	REMODEL	159,500	01/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2011/1786	10/21/2015	WD	Q	I	01	1,212,500
GRANTOR: HAGAN ARTHUR R & CHAR						
GRANTEE: USHER KIP						
0603/0425	7/31/1990	WD	Q	I		150,000
GRANTOR: STAPLETON TOMMY & L						
GRANTEE: HAGAN ARTHUR & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W27 S10 BAS=[YR=1993] S49 FOP=[YR=1993] S7 E11 N7 W11 $ E11 S7 E16 N1 E5 N15 W5 N40 W27 $ E27 N10 $ PTR= E20 FOP=[YR=2011] E27 S10 FUS=[YR=1995] S49 FOP=[YR=1995] S7 W27 N7 E27 $ W27 N49 E27 $ W27 N10 $ W20 $.

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	11	8	88.00	SF	10.00	10.00	100	1990	1990	3	20	176	
3	0416	DUNEWALKS	0	0	170	4	680.00	SF	30.00	30.00	100	1990	1990	3	20	4,080	
4	0350	CARPORT WD	0	0	15	11	165.00	SF	13.00	13.00	100	1984	1984	3	20	429	
5	1242	WD DECK A	0	0	0	0	335.00	SF	10.00	10.00	100	1990	1990	3	20	670	

LAND DESCRIPTION

TOTAL OB/XF 5,355

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