BLOCK 7 LOT 2
IN OR 2464/261
OCEAN CITY N PB2/38

HOSTETTER JANE
PO BOX 15728
FERNANDINA BEACH, FL 32035

2026

00-00-31-1520-0007-0020

BUILDING CHARACTERISTICS

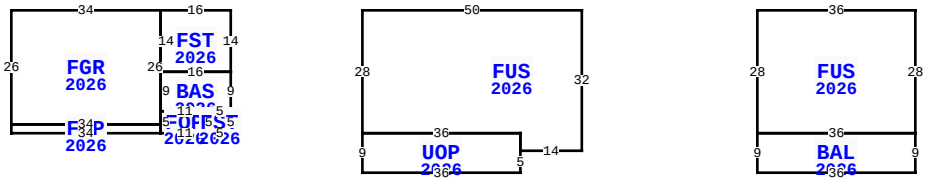
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	324	15	2026	49	18,792
BAS	144	100	2026	144	55,227
FGR	884	55	2026	486	186,391
FOP	55	30	2026	16	6,136
FOP	68	30	2026	20	7,670
FST	25	55	2026	14	5,369
FST	224	55	2026	123	47,173
FUS	1,008	100	2026	1,008	386,588
FUS	1,456	100	2026	1,456	558,405
UOP	324	20	2026	65	24,929
TOTALS	4,512			3,381	1,296,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,381	231.0350	383.52	1,296,681	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 2608 HX Base Yr



708 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,296,681
TOTAL MARKET OB/XF VALUE	17,400
TOTAL LAND VALUE - MARKET	1,575,000
TOTAL MARKET VALUE	2,889,081
SOH/AGL Deduction	77,625
ASSESSED VALUE	2,811,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,811,456
TOTAL JUST VALUE	2,889,081
NCON VALUE	1,314,081
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0390	SFR 2619 HTD	1,200,000	10/23/2023
20182747	NEW CONSTR	415,687	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/0261	5/07/2021	WD	Q	V	01	999,900
GRANTOR: MOREAU LISA ANN						
GRANTEE: HOSTETTER JANE						
1995/0026	6/30/2015	WD	Q	V	02	525,000
GRANTOR: OTT EDMUND M & SARA D						
GRANTEE: MOREAU LISA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=20,10] S26 E34 N26 W34 $
FOP=[YR=2026;ORIG=20,36] E34 S2 W34 N2 $
FST=[YR=2026;ORIG=54,10] E16 S14 W16 N14 $
BAS=[YR=2026;ORIG=54,24] E16 S9 W5 W11 N9 $
FOP=[YR=2026;ORIG=54,33] E11 S5 W11 N5 $
FST=[YR=2026;ORIG=65,33] E5 S5 W5 N5 $
FUS=[YR=2026;ORIG=100,10] S28 E36 S4 E14 N32 W50 $
UOP=[YR=2026;ORIG=100,38] E36 S4 S5 W36 N9 $
FUS=[YR=2026;ORIG=190,10] E36 S28 W36 N28 $
BAL=[YR=2026;ORIG=190,38] E36 S9 W36 N9 $
.

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	0416	DUNEWALKS	0	0	116	5	580.00	SF	30.00	30.00	100	2026	2025		100	17,400	

LAND DESCRIPTION

TOTAL OB/XF 17,400

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	0006	R-1	75.00	68.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS