



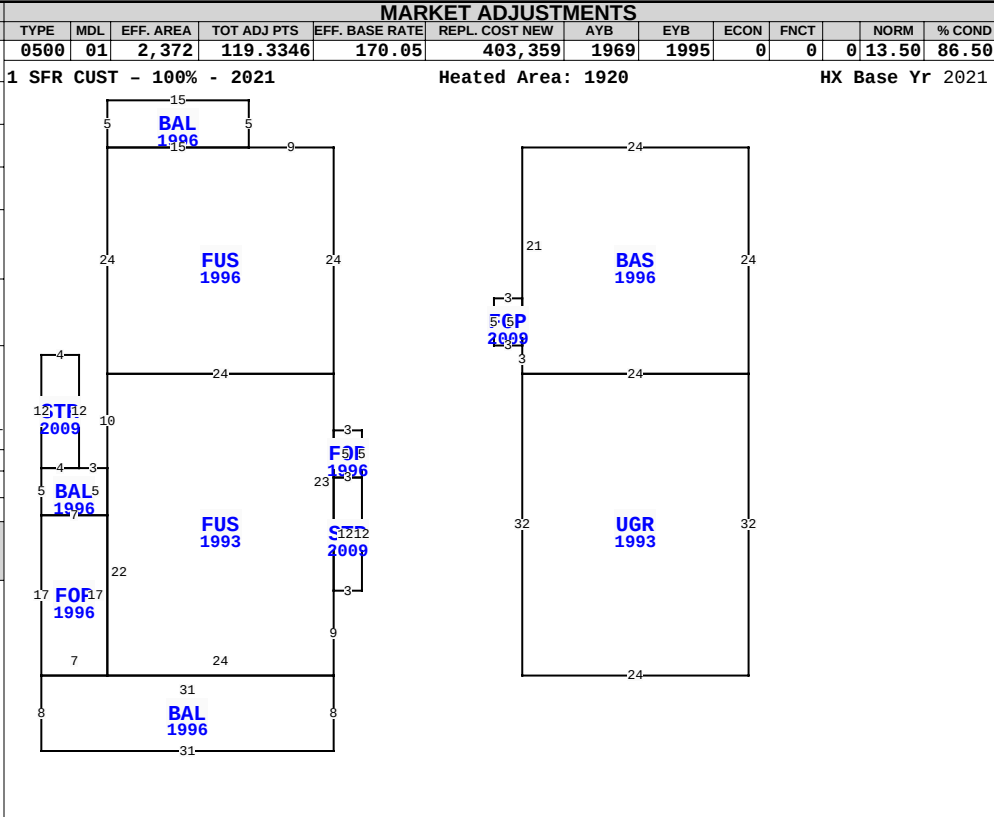
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	35	15	5	735
BAL	75	15	11	1,618
BAL	248	15	37	5,443
BAS	576	100	576	84,726
FOP	15	30	4	588
FOP	119	30	36	5,296
FOP	15	30	4	588
FUS	768	100	768	112,967
FUS	576	100	576	84,726
STR	36	10	4	588
TOTALS	3,279		2,372	348,906

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	8	19	152.00	SF	6.50	6.50	
3	1126	CB/STC 8"	0	100	40	2	80.00	SF	8.00	8.00	
4	1242	WD DECK A	0	100	0	0	43.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	1,200.00	SF	7.00	7.00	
6	0855	CONC PAVER	0	100	0	0	348.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100			50.00	110.00	50.00	FF	



** This building has 12 Sub-Areas											
2691 S FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 12,951											

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											2
STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE											348,906
TOTAL MARKET OB/XF VALUE											12,951
TOTAL LAND VALUE - MARKET											325,000
TOTAL MARKET VALUE											686,857
SOH/AGL Deduction											129,168
ASSESSED VALUE											557,689
TOTAL EXEMPTION VALUE HX HB											50,000
BASE TAXABLE VALUE											507,689
TOTAL JUST VALUE											686,857
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											643,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121300	ROOF	4,377	07/06/2012
20090832	H/AC	4,500	06/29/2009
B959281	ADDITION	69,340	09/05/1995
4993	REPAIR/RRF	6,500	08/25/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2346/1292	3/09/2020	WD	Q	I	01	605,000			
GRANTOR: OGBURN SCOTT E & SHAR									
GRANTEE: LANDIS JOHN M & REG									
1856/0714	4/15/2013	WD	Q	I	02	437,500			
GRANTOR: MITCHUM JOHN P & HARR									
GRANTEE: OGBURN SCOTT E & SH									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FUS=[YR=1996] W9 BAL=[YR=1996] N5 W15 S5 E15\$ W15 S24
FUS=[YR=1993] S10 BAL=[YR=1996] W3 STR=[YR=2009] N12 W4 S12
E4\$ W4 S5 FOP=[YR=1996] S17 BAL=[YR=1996] S8 E31 N8 W31\$ E7
N17 W7\$ E7 N5\$ S22 E24 N9 STR=[YR=2009] E3 N12 FOP=[YR=1996]
N5 W3 S5 E3\$ W3 S12\$ N23 W24\$ E24 N24\$ PTR= E20 BAS=[YR=1996]
E24 S24 UGR=[YR=1993] S32 W24 N32 E24\$ W24 N3 FOP=[YR=2009]
W3 N5 E3 S5\$ N21\$ W20\$.