

LOT 81
IN OR 2021/84
BUCKS FDNA BEACH 1 PB 2/30

COLLINS MICHAEL RYAN & LESLIE A
2727 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0081-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
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
BAS	1,664	100	1,664	181,221
DCK	70	10	7	762
DCK	234	10	23	2,505
FOP	24	30	7	762

TOTALS	1,992	1,701	185,250
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20
2	0810	CONCRETE A	0	100	24	14	336.00	SF	6.50
3	1242	WD DECK A	0	100	0	0	4,800.00	SF	10.00
5	0855	CONC PAVER	0	100	0	0	1,230.00	SF	10.00

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

REVIEW DATE	01/06/2023	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,701	115.0000	136.56	232,289	1940	1970	0	0	20.25	79.75	
1 SNGL FAM - 100% - 2018 Heated Area: 1664 HX Base Yr 2018												

TOTAL OB/XF												
45,475												

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45,475												

2727 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		185,250	
TOTAL MARKET OB/XF VALUE		45,475	
TOTAL LAND VALUE - MARKET		312,000	
TOTAL MARKET VALUE		542,725	
SOH/AGL Deduction		146,792	
ASSESSED VALUE		395,933	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		345,933	
TOTAL JUST VALUE		542,725	
NCON VALUE		12,177	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		522,938	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121670	HVAC	3,000	08/15/2012
20060378	REMODEL	1,200	02/21/2006
20060350	REPAIR/RRF	5,400	02/15/2006
0032518	REPAIR/RRF	2,000	02/17/2003
7692	ADDITION	2,000	05/07/1993
7021	ADDITION	3,000	04/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/0084	12/17/2015	WD	Q	I	01	359,000
GRANTOR: NIXON WILLIAM F TRUST						
GRANTEE: COLLINS MICHAEL RYA						
1082/0449	9/23/2002	WD	Q	I		235,000
GRANTOR: BARCARO ANTHONY D & M						
GRANTEE: NIXON WILLIAM F TRU						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 DCK=[YR=1993] N8 W10 N6 W3 S6 W14 S8 E27\$ W30 S52 E14 FOP=[YR=1993] S4 E6 N4 W6\$ E18 N26 DCK=[YR=1993] E4 N10 W1 N6 E1 N3 W4 S19\$ N26\$.									