

LOT 84
IN OR 312/693
BUCKS FDNA BEACH 1 PB 2/30

MAYBERRY PHILIP A & DEBORAH
2765 S FLETCHER AVE
FERNANDINA BCH, FL 32034

2023

00-00-31-114A-0084-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 50	0500	01	3,429	110.4138	157.34	539,519	2008	2013	0	0	0	4.25	95.75	VALUATION BY STANDARD												
Exterior Wall	17	CB STUCCO 50	2 SFR CUST - 100% - 2009													Heated Area: 2622 HX Base Yr 2009												
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:												
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 516,589												
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 24,526												
Interior Floor	12	HARDWOOD 90														TOTAL LAND VALUE - MARKET 312,000												
Interior Floor	11	CLAY TILE 10														TOTAL MARKET VALUE 853,115												
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 449,042												
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 404,073												
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000												
Bathrooms	3	100														BASE TAXABLE VALUE 354,073												
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 853,115												
Stories	2.	2. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 722,955																									
Quality 04 Quality Level 04																												
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	752	100	752	113,291																								
DCK	56	10	6	904																								
FGR	1,073	55	590	88,886																								
FOP	30	30	9	1,356																								
FOP	140	30	42	6,327																								
FOP	159	30	48	7,231																								
FST	25	55	14	2,109																								
FST	25	55	14	2,109																								
FST	32	55	18	2,712																								
FUS	1,870	100	1,870	281,721																								
TOTALS	4,543		3,429	516,589																								
EXTRA FEATURES					2765 S FLETCHER AVE, FERNANDINA BEACH																							
L N	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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255														
2	0855	CONC PAVER	0 100	25 33	825.00	SF	10.00	10.00	100	2008	2008	3	90	7,425														
3	0810	CONCRETE A	0 100	0 0	469.00	SF	6.50	6.50	100	2008	2008	3	90	2,744														
4	0410	ELEVATOR	0 100	0 0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000														
5	0855	CONC PAVER	0 100	4 5	20.00	SF	10.00	10.00	100	2008	2008	3	90	180														
6	0825	BRICK	0 100	19 4	76.00	SF	12.50	12.50	100	2008	2008	3	97	922														
TOTAL OB/XF 24,526																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000											
REVIEW DATE 10/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS																												