LOT 95
IN OR 1689/351
BUCKS FDNA BEACH #1 PB 2/30

DOUGHER KENNETH R &/BODTKER MARCEIL E
2430 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0095-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

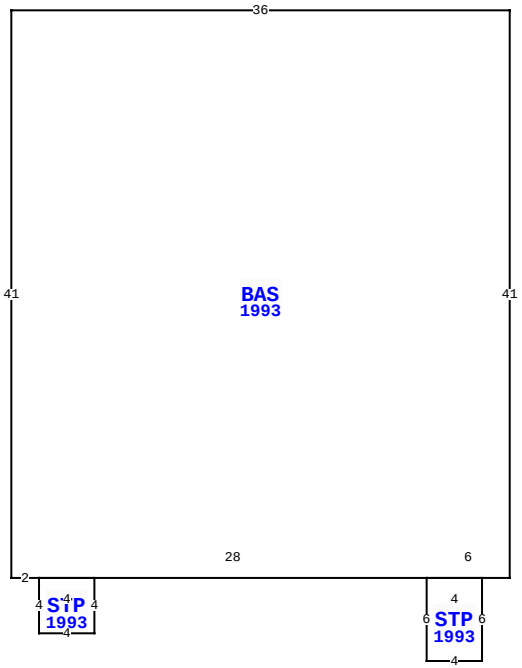
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	100,865
STP	16	10	2	136
STP	24	10	2	136
TOTALS	1,516		1,480	101,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,480	92.8200	110.22	163,126	1946	1946	0	0	0	38.00	62.00

1 SNGL FAM – 0% - 0 Heated Area: 1476 HX Base Yr



2875 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	126,497
TOTAL MARKET OB/XF VALUE	41
TOTAL LAND VALUE - MARKET	312,000
TOTAL MARKET VALUE	438,538
SOH/AGL Deduction	40,988
ASSESSED VALUE	397,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,550
TOTAL JUST VALUE	438,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090553	REPAIR/RRF	6,100	05/05/2009
B9610063	REPAIR/RRF	480	09/27/1996
7981	REPAIR/RRF	1,400	11/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0351	7/19/2010	QC	U	I	11	100
GRANTOR: BODTKER MAXWELL GORDO						
GRANTEE: DOUGHER KENNETH & M						
0575/1070	8/01/1989	WD	Q	I		85,400
GRANTOR: MORCH CLAUS						
GRANTEE: BODTKER MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S41 E2 STP=[YR=1993] S4 E4 N4 W4 $ E28
STP=[YR=1993] S6 E4 N6 W4 $ E6 N41 $.

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	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	1980	1980	3	35	41	

LAND DESCRIPTION

TOTAL OB/XF 41

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	000100	C	SFR	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS

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Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
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

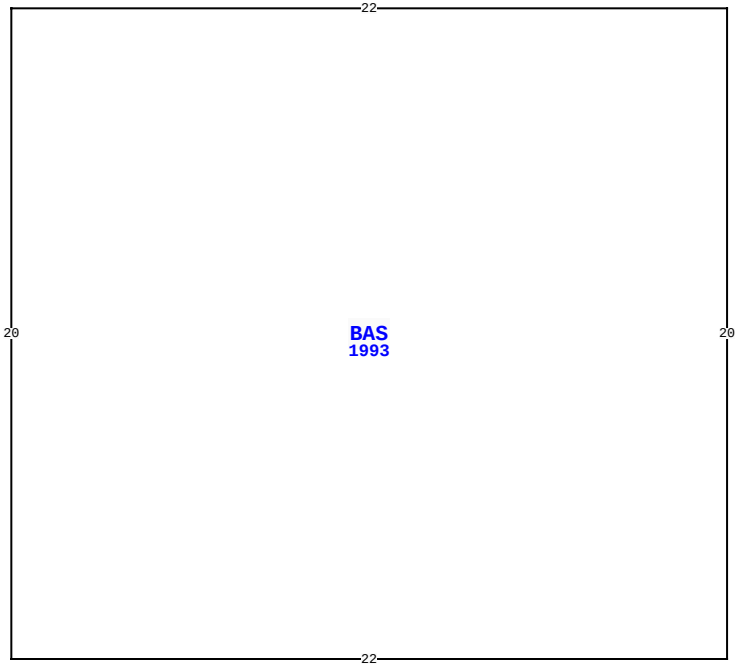
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440	25,359
TOTALS	440		440	25,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	440	103.0000	92.96	40,902	1946	1946	0	0	0	38.00	62.00

2 SINGLE FAM – 0% - 0 Heated Area: 440 HX Base Yr



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0575/1070	8/01/1989	WD	Q	I		85,400
GRANTOR: MORCH CLAUS						
GRANTEE: BODTKER MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S20 E22 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000 PRINTED 08/02/2023 BY SYS