N50 FT OF LOT 67
IN OR 1068/1338
BUCKS FDNA BEACH #1 PB 2/30

BLEDSOE EMMA MILLS
2782 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0067-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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

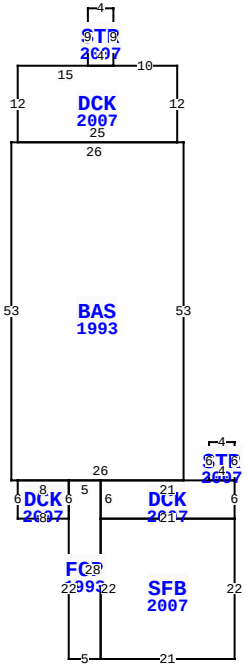
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	1,431	193,781
DCK	48	10	5	677
DCK	126	10	13	1,760
DCK	300	10	30	4,062
FOP	140	30	42	5,688
SFB	462	80	370	50,104
STR	24	10	2	271
STR	36	10	4	542
TOTALS	2,567		1,897	256,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,897	109.7600	164.64	312,322	1945	1980	0	0	0	17.75	82.25

1 SFR CUST – 100% - 2005 Heated Area: 1801 HX Base Yr 2005



2782 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,885
TOTAL MARKET OB/XF VALUE		2,273
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		1,084,158
SOH/AGL Deduction		508,102
ASSESSED VALUE		576,056
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		526,056
TOTAL JUST VALUE		1,084,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		997,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062420	ELEC OTHER	500	10/26/2006
20062207	H/AC	3,955	09/21/2006
20061331	REPAIR/RRF	7,600	06/13/2006
20061223	REMODEL	100,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/1338	7/16/2002	QC	U	I	06	100
GRANTOR: MILLS ALICE V & EMMA						
GRANTEE: BLEDSOE EMMA MILLS						
0649/0009	2/13/1992	WD	U	I	01	100
GRANTOR: MILLS ALICE						
GRANTEE: MILLS & BLEDSOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2007] N12 W10 STR=[YR=2007] N9 W4 S9 E4$ W15 S12 E25$ W26 S53 E1 DCK=[YR=2007] S6 E8 FOP=[YR=1993] S22 E5 SFB=[YR=2007] E21 N22 DCK=[YR=2007] N6 STR=[YR=2007] N6 W4 S6 E4 $ W21 S6 E21$ W21 S22$ N28 W5 S6$ N6 W8$ E26 N53$.

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	100	0	0	64.00	SF	6.50	6.50	100	1983	1983	3	41	171	
2	0812	CONCRETE C	0	100	0	0	1,282.00	SF	4.00	4.00	100	1983	1983	3	41	2,102	

LAND DESCRIPTION

TOTAL OB/XF 2,273

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	SFR OCN FT	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS