



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	04	PLYWOOD 30
Interior Floor	12	HARDWOOD 100
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	984	100	984	94,870
FSP	60	40	24	2,314
FSP	112	40	45	4,339
FSP	160	40	64	6,171
STP	408	10	41	3,953
TOTALS	1,724		1,158	111,645

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	8	3	24.00	SF	10.00	10.00	48
2	0802	ASPHALT B	0	0	0	0	668.00	SF	2.40	2.40	802
3	0940	SHEDS/PORT	0	0	18	10	180.00	SF	30.00	30.00	1,080
4	0479	VF PICKET	0	0	0	0	54.00	LF	10.00	10.00	373

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-2	56.00	110.00	56.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,158	116.0700	145.09	168,014	1941	1965	0	0	33.55	66.45
1 SNGL FAM - 0% - 0 Heated Area: 984 HX Base Yr											
2265 S FLETCHER AVE, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										111,645	
TOTAL MARKET OB/XF VALUE										2,303	
TOTAL LAND VALUE - MARKET										372,400	
TOTAL MARKET VALUE										486,348	
SOH/AGL Deduction										33,381	
ASSESSED VALUE										452,967	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										452,967	
TOTAL JUST VALUE										486,348	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										454,896	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091231	H/AC	4,000	09/15/2009
20051771	REPAIR/RRF	3,000	05/11/2005
B033111	REMODEL	1,000	05/19/2003
8325	REPAIR/RRF	5,950	05/16/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/1825	11/11/2022	WD	U	I	11	100	
GRANTOR: JUNK RAYMOND B II & J							
GRANTEE: JANRAY TRUST							
2159/0297	11/21/2017	DG	U	I	11	100	
GRANTOR: JUNK RAYMOND B II							
GRANTEE: JUNK RAYMOND B II &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W16 BAS=[YR=1993] W10 S30 FSP=[YR=1993] W8 S14											
STP=[YR=1993] S12 E34 N12 W34 \$ E8 N14 \$ S14 E26 N5											
FSP=[YR=1993] E6 N10 W6 S10 \$ N29 W16 N10 \$ S10 E16 N10 \$.											