

LOT 40
IN OR 2025/132
ELLIS LANDING UNR

DRAWDY ROBERT W & MARJORIE EVANS
95015 FLETCHER RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5130-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	13	LVT/LAMNT 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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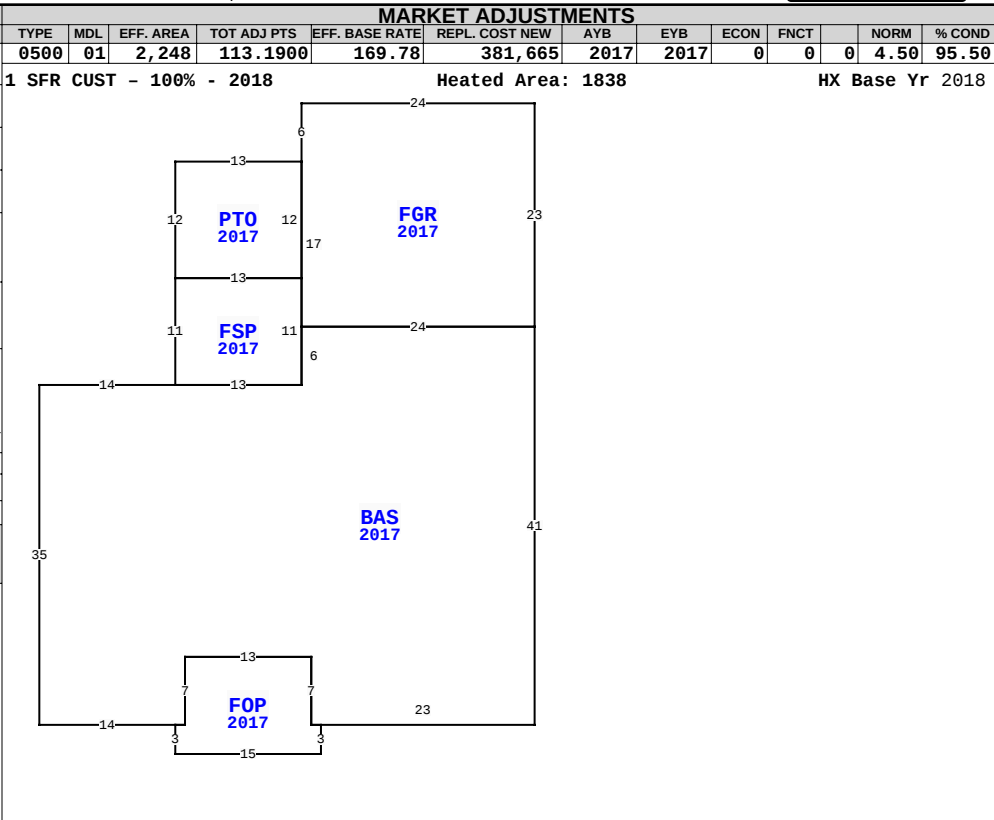
NEIGHBORHOOD/LOC	4006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	298,013
FGR	552	55	304	49,290
FOP	136	30	41	6,648
FSP	143	40	57	9,242
PTO	156	5	8	1,297

TOTALS	2,825		2,248	364,490
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	143.00	SF	6.50	6.50	902
2	0810	CONCRETE A	0	100	25	25	625.00	SF	6.50	6.50	3,941

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	100		RSF	1140.00	145.00	1.00	LT	



95015 FLETCHER RD, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	03/13/2024
	INC DATE		AG DATE	MLU

TOTAL OB/XF											
4,843											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		364,490	
TOTAL MARKET OB/XF VALUE		4,843	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		439,333	
SOH/AGL Deduction		209,508	
ASSESSED VALUE		229,825	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		179,825	
TOTAL JUST VALUE		439,333	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701564	CO ISSUED	0	09/25/2017
B1701564	NEW CONSTR	234,787	02/27/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2025/0132	1/18/2016	WD	Q	V	01
GRANTOR: ARSENAULT JOHN F & DO					SALE PRICE
GRANTEE: DRAWDY ROBERT WAYNE					
0976/0673	3/16/2001	WD	Q	V	26,000
GRANTOR: FOX CATHERINE JEAN					
GRANTEE: ARSENAULT JOHN F &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2017] W24 S6 PTO=[YR=2017] W13 S12 FSP=[YR=2017] S11 BAS=[YR=2017] W14 S35 E14 FOP=[YR=2017] S3 E15 N3 W1 N7 W13 S7 W1\$ E1 N7 E13 S7 E23 N41 W24 S6 W13\$ E13 N11 W13\$ E13 N12\$ S17 E24 N23\$.											