LOT 5
IN OR 671 PG 29
BUCKS FDNA BEACH 1 PB 2/30

HAMBURG JAMES W & DIANE K
2394 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0005-0000

BUILDING CHARACTERISTICS

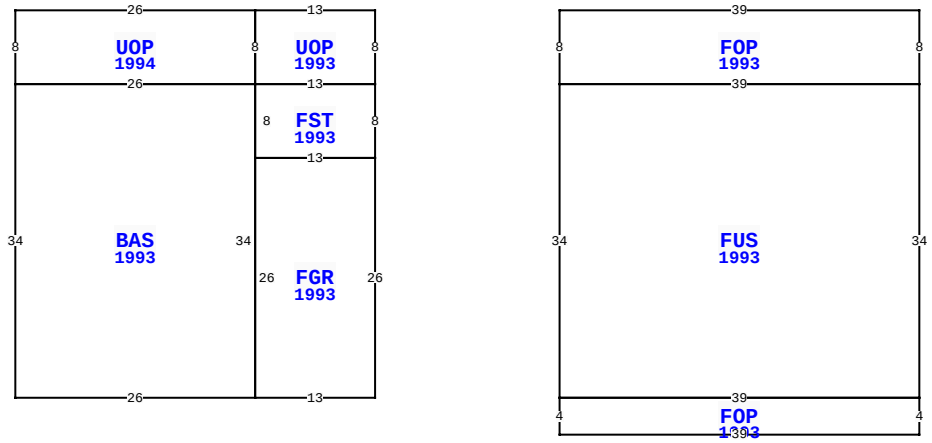
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	107,137
FGR	338	55	1993	186	22,543
FOP	156	30	1993	47	5,696
FOP	312	30	1993	94	11,392
FST	104	55	1993	57	6,908
FUS	1,326	100	1993	1,326	160,705
UOP	104	20	1993	21	2,545
UOP	208	20	1994	42	5,090
TOTALS	3,432			2,657	322,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,657	105.1200	166.09	441,301	1973	1973	0	0	0	27.03	72.97

1 SFR CUST – 100% - 1996 Heated Area: 2210 HX Base Yr 1996



2394 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		322,017
TOTAL MARKET OB/XF VALUE		1,210
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,273,227
SOH/AGL Deduction		997,100
ASSESSED VALUE		276,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,405
TOTAL JUST VALUE		1,273,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,133,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130178	ROOF	7,190	01/25/2013
20120017	GAR DOOR	750	01/09/2012
20112186	H/AC	2,000	12/08/2011
B9457	REPAIR/RRF	2,480	11/30/1995
7393	REPAIR/RRF	2,500	10/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/0029	12/01/1992	WD	Q	I		195,000
GRANTOR: RICHARDSON & THERESA						
GRANTEE: HAMBURG JAMES &DIAN						
0548/0378	7/21/1988	PR	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W13 UOP=[YR=1994] W26 S8 BAS=[YR=1993] S34 E26 FGR=[YR=1993] E13 N26 FST=[YR=1993] N8 W13 S8 E13$ W13 S26$ N34 W26$ E26 N8$ S8 E13 N8$ PTR= E20 FOP=[YR=1993] E39 S8 FUS=[YR=1993] S34 FOP=[YR=1993] S4 W39 N4 E39$ W39 N34 E39$ W39 N8$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,120.00	SF	4.00	4.00	100	1977	1977	3	27	1,210	

LAND DESCRIPTION

TOTAL OB/XF 1,210

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	RES OCEAN	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS