



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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
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NEIGHBORHOOD/LOC	1052.00
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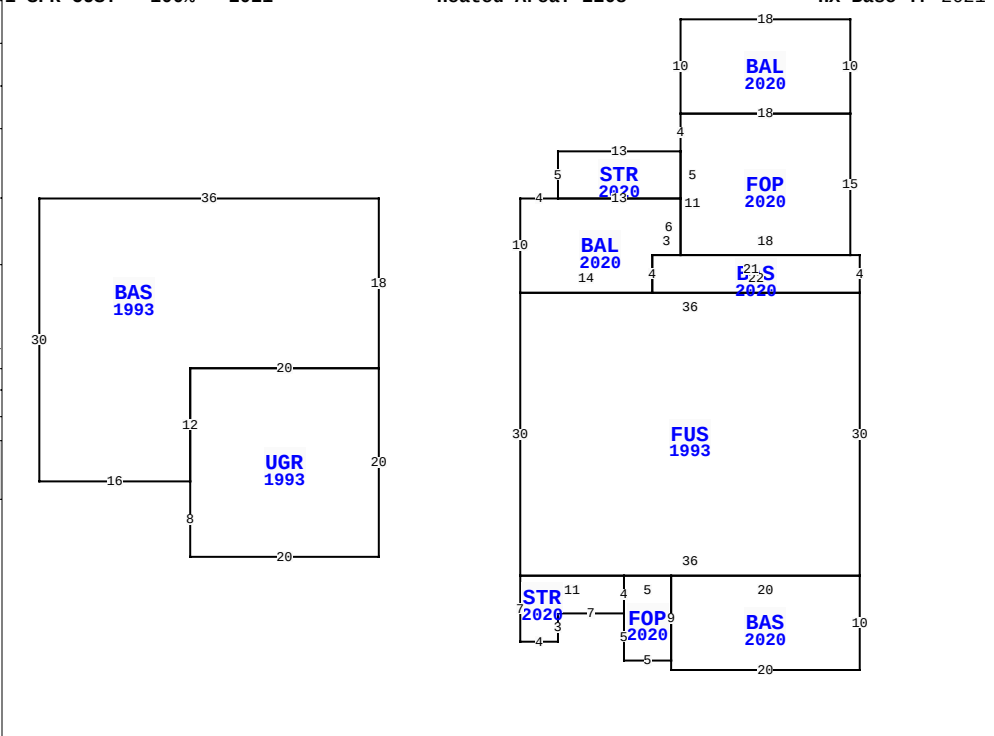
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	158	15	2020	24	3,871
BAL	180	15	2020	27	4,354
BAS	840	100	1993	840	135,474
BAS	88	100	2020	88	14,192
BAS	200	100	2020	200	32,256
FOP	45	30	2020	14	2,258
FOP	270	30	2020	81	13,063
FUS	1,080	100	1993	1,080	174,181
STR	56	10	2020	6	967
STR	65	10	2020	6	967
TOTALS	3,382			2,546	410,616

EXTRA FEATURES					
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L N	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	322.00	SF	6.50	6.50	100	1980	1980	3	30	628	
2	0810	CONCRETE A	0	100	0	0	182.00	SF	6.50	6.50	100	2003	2003	3	82	970	
3	0810	CONCRETE A	0	100	18	14	252.00	SF	6.50	6.50	100	2003	2003	3	82	1,343	
4	0801	ASPHALT A	0	100	19	5	95.00	SF	3.00	3.00	100	2003	2003	3	50	143	
5	0855	CONC PAVER	0	100	0	0	256.00	SF	10.00	10.00	100	2003	2003	3	82	2,099	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,546	119.0400	188.08	478,852	1946	1995	0	0	0	14.25	85.75	
1 SFR CUST - 100% - 2021													
Heated Area: 2208													
HX Base Yr 2021													



** This building has 11 Sub-Areas

2734 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					410,616				
TOTAL MARKET OB/XF VALUE					8,648				
TOTAL LAND VALUE - MARKET					950,000				
TOTAL MARKET VALUE					1,369,264				
SOH/AGL Deduction					282,060				
ASSESSED VALUE					1,087,204				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					1,036,482				
TOTAL JUST VALUE					1,369,264				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,225,865				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190440	REMODEL	0	07/03/2019
B033035	REPAIR/RRF	4,000	05/01/2003
B032400	REMODEL	2,000	01/27/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2796/954	6/18/2025	WD	Q	I	01	3,000,000	
GRANTOR:SMITH SAMUEL & DEENA							
GRANTEE:WOODBERRY FARM 16 A							
2570/0346	6/13/2022	WD	U	I	11	100	
GRANTOR:SMITH SAMUEL R JR & D							
GRANTEE:SMITH SAMUEL JR & D							

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=1993] W36 S30 E16 UGR=[YR=1993] S8 E20 N20 W20 S12 \$ N12 E20 N18 \$ PTR= E15BAL=[YR=2020] E4 STR=[YR=2020] N5 E13 FOP=[YR=2020] N4 BAL=[YR=2020] N10 E18 S10 W18 \$ E18 S15 BAS=[YR=2020] E1 S4 FUS=[YR=1993] S30 BAS=[YR=2020] S10 W20 N1 FOP=[YR=2020] W5 N5 STR=[YR=2020] W7 S3 W4 N7 E11 S4 \$ N4 E5 S9 \$ N9 E20 \$ W36 N30 E36 \$ W22 N4 E21 \$ W18 N11 \$ S5 W13 \$ E13 S6 W3 S4 W14 N10 \$ W15\$.
W13 \$ E13 S6 W3 S4 W14 N10 \$ W15\$.