

LOT 66 IN OR 1016/351
BUCKS FDNA BEACH # 1PB2/30

KELLOGG DEBORAH I
2764 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	173,350
FOP	300	30	1993	90	11,557
STR	60	10	2007	6	770
UGR	1,204	45	1993	542	69,597
UOP	125	20	1993	25	3,211
UOP	152	20	1993	30	3,852
UOP	494	20	2007	99	12,712
UST	98	45	1993	44	5,650
TOTALS	3,783			2,186	280,699

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0861	POOL GUNIT	0 100	16	32	512.00	SF	85.00	85.00
2	0812	CONCRETE C	0 100	0	0	1,662.00	SF	4.00	4.00
3	0820	WOOD WALK	0 100	0	0	320.00	SF	11.75	11.75
4	0845	KOOL DECK	0 100	0	0	1,069.00	SF	7.25	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-2	50.00	290.00	50.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,186	104.3700	164.90	360,471	1969	1975	0	0
1 SFR CUST - 100% - 2004									
Heated Area: 1350									
HX Base Yr 2004									

2764 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	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			280,699
TOTAL MARKET OB/XF VALUE			13,863
TOTAL LAND VALUE - MARKET			950,000
TOTAL MARKET VALUE			1,244,562
SOH/AGL Deduction			630,479
ASSESSED VALUE			614,083
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			558,361
TOTAL JUST VALUE			1,244,562
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,107,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181215	DECK	46,152	04/11/2018
20121303	ROOF	6,812	07/02/2012
20102002	CHNGE SRVC	2,600	11/19/2010
20060716	REPAIR/RRF	800	04/06/2006
6000	REPAIR/RRF	3,600	05/30/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1016/0351	10/26/2001	WD	Q	I	
GRANTOR: DOAK JEROME R & DEBOR					SALE PRICE
GRANTEE: KELLOGG ADDISON & D					300,000
0979/0222	4/04/2001	PR	Q	I	01
GRANTOR: DOAK MARY ISABEL ESTA					100
GRANTEE: BOAK JEROME R & DEB					

BUILDING NOTES									
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BUILDING DIMENSIONS									
STR=[YR=2007] W5 S7 FOP=[YR=1993] W30 UOP=[YR=1993] W4 S38 E4 BAS=[YR=1993] S17 E30 N25 UOP=[YR=1993] E5 N25 W5 S25\$ N20 W30 S28\$ N38\$ S10 E30 N10\$ S5 E5 N12\$ PTR= E35 UOP=[YR=2007] E34 S31 W6 UGR=[YR=1993] S23 W28 N29 UST=[YR=1993] W7 N14 E7 S14\$ N14 E28 S20\$ N20 W28 N11\$ W35\$.									