S 50 FT OF N 200 FT OF LOT 67
BUCKS FDNA BEACH # 1PB2/30

GERRARD NEAL & MARY ANNA L/E/
1417 SADLER RD #138
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0067-0040

BUILDING CHARACTERISTICS

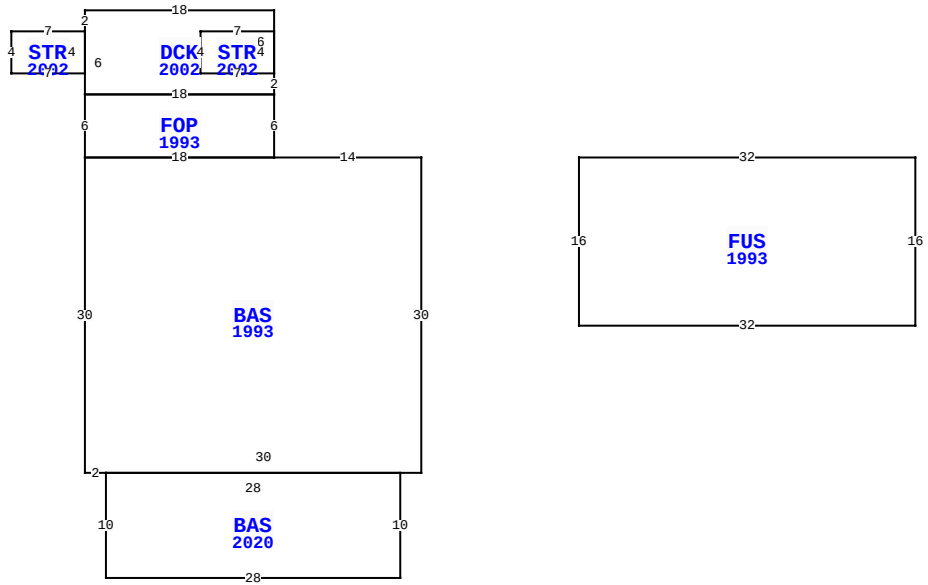
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	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	960	100	1993	960	131,840
BAS	280	100	2020	280	38,453
DCK	144	10	2002	14	1,923
FOP	108	30	1993	32	4,394
FUS	512	100	1993	512	70,315
STR	28	10	2002	3	412
STR	28	10	2002	3	412
TOTALS	2,060			1,804	247,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,804	106.0000	167.48	302,134	1968	1980	0	0	0	18.00	82.00

1 SFR CUST – 100% - 2022 Heated Area: 1752 HX Base Yr 2022



2822 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,417
TOTAL MARKET OB/XF VALUE		28,247
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,356,664
SOH/AGL Deduction		167,261
ASSESSED VALUE		1,189,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,138,681
TOTAL JUST VALUE		1,356,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,213,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211214	ADDITION	0	05/06/2021
20190613	CO ISSUED	0	09/25/2020
20190613	ADDITION	0	12/04/2019
20131321	ROOF	4,000	06/12/2013
20110908	ELEC OTHER	1,500	06/06/2011
20091762	ELEC OTHER	300	12/28/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/1109	1/04/2022	LE	U	I	11	100
GRANTOR: GERRARD NEAL & MARY A						
GRANTEE: GERRARD GRAHAM H &						
2523/0839	12/20/2021	SW	U	I	30	600,000
GRANTOR: BENNETT FAMILY BEACH						
GRANTEE: GERRARD NEAL & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N6 DCK=[YR=2002] N2 STR=[YR=2002] W7N4E7S4$ N6 W18 S2 STR=[YR=2002] W7S4E7N4$ S6 E18 $ W18 S6 E18 $ W18 S30 E2 BAS=[YR=2020] S10 E28 N10 W28 $ E30 N30$ PTR=E15 FUS=[YR=1993] E32 S16 W32 N16$ W15$.

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	0855	CONC PAVER	0	100	0	0	2,362.00	SF	10.00	10.00	100	2021	2021	3	99	23,384	
2	0416	DUNEWALKS	0	100	0	0	1,172.00	SF	15.00	15.00	100	2002	2002	3	20	3,516	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
4	0469	VF LATTIC	0	100	0	0	88.00	SF	5.50	5.50	100	2004	2004	3	61	295	
5	0475	VF 4 SBPL	0	100	0	0	88.00	LF	14.00	14.00	100	2004	2004	3	61	752	
6	0476	VF 6 SBPL	0	100	0	0	6.00	LF	32.00	32.00	100	2004	2004	3	61	117	

LAND DESCRIPTION

TOTAL OB/XF 28,247

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 03/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS

S 50 FT OF N 200 FT OF LOT 67
BUCKS FDNA BEACH # 1PB2/30

GERRARD NEAL & MARY ANNA L/E/
1417 SADLER RD #138
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0067-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

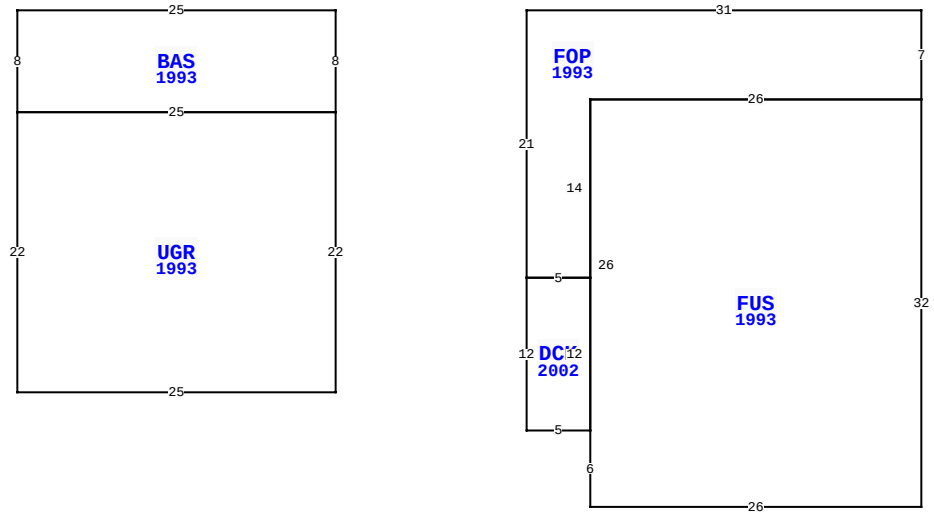
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	19,048
DCK	60	10	2002	6	571
FOP	287	30	1993	86	8,190
FUS	832	100	1993	832	79,238
UGR	550	45	1993	248	23,619
TOTALS	1,929			1,372	130,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,372	114.4000	114.40	156,957	1978	1985	0	0	0	16.75	83.25

2 SINGLE FAM – 100% - 2022 Heated Area: 1032 HX Base Yr 2022



2822 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		378,417
TOTAL MARKET OB/XF VALUE		28,247
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,356,664
SOH/AGL Deduction		167,261
ASSESSED VALUE		1,189,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,138,681
TOTAL JUST VALUE		1,356,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,213,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010742	ADDITION	10,000	04/25/2001
7515B	REPAIR/RRF	3,987	01/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2527/1109	1/04/2022	LE	U	I	11	100
GRANTOR: GERRARD NEAL & MARY A						
GRANTEE: GERRARD GRAHAM H &						
2523/0839	12/20/2021	SW	U	I	30	600,000
GRANTOR: BENNETT FAMILY BEACH						
GRANTEE: GERRARD NEAL & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S8 UGR=[YR=1993] S22 E25 N22 W25$ E25 N8$ PTR=E15 FOP=[YR=1993] E31 S7 FUS=[YR=1993] S32 W26 N6 DCK=[YR=2002] W5 N12 E5 S12 $ N26 E26 $ W26 S14 W5 N21 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS