LOTS 75 & 76
BUCKS FDNA BEACH #1 PB 2/30

BLACKLOCK DAVID & KATHLEEN JUDGE
2671 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 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

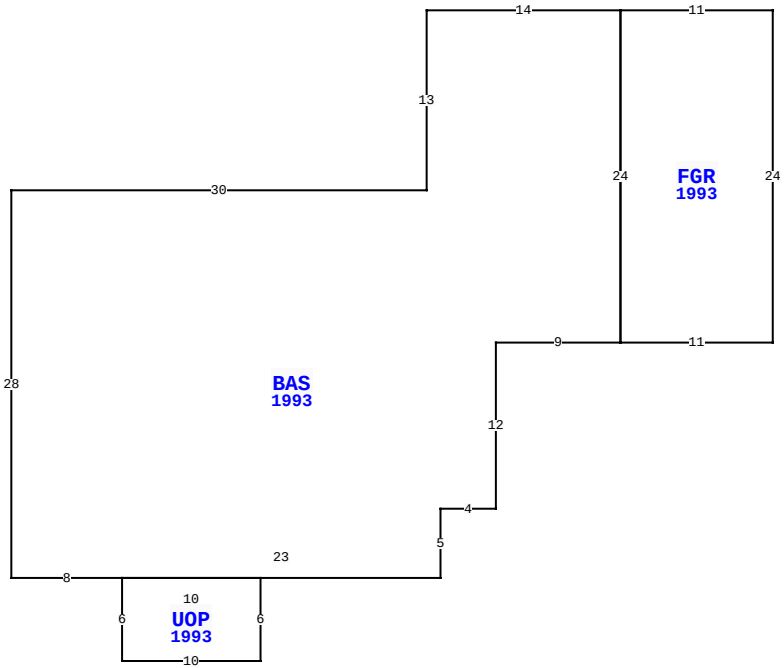
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,241	100	1993	1,241	134,396
FGR	264	55	1993	145	15,703
UOP	60	20	1993	12	1,299
TOTALS	1,565			1,398	151,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,398	101.9200	134.53	188,073	1943	1975	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2024 Heated Area: 1241 HX Base Yr 2024



2671 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		151,399
TOTAL MARKET OB/XF VALUE		1,469
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		692,868
SOH/AGL Deduction		302,548
ASSESSED VALUE		390,320
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,598
TOTAL JUST VALUE		692,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B990008	XFOB	465	03/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2701/1420	3/25/2024	QC	U	I	11	100
GRANTOR: BLACKLOCK DAVID						
GRANTEE: BLACKLOCK DAVID & K						
2612/1704	1/10/2023	FJ	U	I	11	0
GRANTOR: BLACKLOCK PHYLLIS G E						
GRANTEE: BLACKLOCK DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S13 W30 S28 E8 UOP=[YR=1993] S6 E10 N6W10$ E23 N5 E4 N12 E9 FGR=[YR=1993] E11 N24 W11 S24$ N24$.

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	104.00	SF	4.00	4.00	100	1980	1980	3	30	125	
2	0812	CONCRETE C	0	100	0	0	1,120.00	SF	4.00	4.00	100	1980	1980	3	30	1,344	

LAND DESCRIPTION

TOTAL OB/XF 1,469

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	000100	C	RES	100		R-2	100.00	110.00	100.00	FF		1.00	1.00	0.72	7,500.00	5,400.00	540,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 07/30/2025 BY SYS