



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

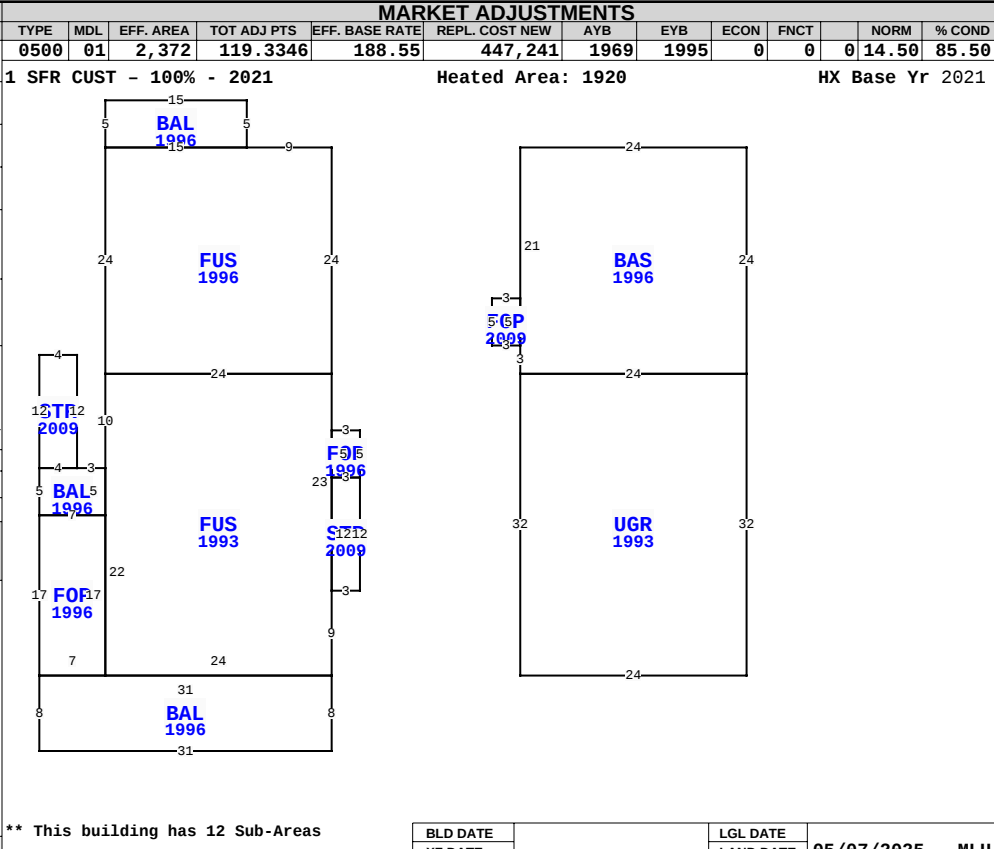
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	35	15	1996	5	806
BAL	75	15	1996	11	1,773
BAL	248	15	1996	37	5,964
BAS	576	100	1996	576	92,857
FOP	15	30	1996	4	645
FOP	119	30	1996	36	5,804
FOP	15	30	2009	4	645
FUS	768	100	1993	768	123,809
FUS	576	100	1996	576	92,857
STR	36	10	2009	4	645
TOTALS	3,279			2,372	382,391

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	8	19	152.00	SF	6.50	6.50	
3	1126	CB/STC 8"	0	100	40	2	80.00	SF	8.00	8.00	
4	1242	WD DECK A	0	100	0	0	43.00	SF	10.00	10.00	
5	0855	CONC PAVER	0	100	0	0	1,200.00	SF	7.00	7.00	
6	0855	CONC PAVER	0	100	0	0	348.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		R-2	50.00	110.00	50.00	FF	



2691 S FLETCHER AVE, FERNANDINA BEACH											
** This building has 12 Sub-Areas											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											2
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						382,391					
TOTAL MARKET OB/XF VALUE						12,627					
TOTAL LAND VALUE - MARKET						375,000					
TOTAL MARKET VALUE						770,018					
SOH/AGL Deduction						178,940					
ASSESSED VALUE						591,078					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						540,356					
TOTAL JUST VALUE						770,018					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						727,953					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121300	ROOF	4,377	07/06/2012
20090832	H/AC	4,500	06/29/2009
B959281	ADDITION	69,340	09/05/1995
4993	REPAIR/RRF	6,500	08/25/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2346/1292	3/09/2020	WD	Q	I	01	605,000	
GRANTOR: OGBURN SCOTT E & SHAR							
GRANTEE: LANDIS JOHN M & REG							
1856/0714	4/15/2013	WD	Q	I	02	437,500	
GRANTOR: MITCHUM JOHN P & HARR							
GRANTEE: OGBURN SCOTT E & SH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FUS=[YR=1996] W9 BAL=[YR=1996] N5 W15 S5 E15\$ W15 S24											
FUS=[YR=1993] S10 BAL=[YR=1996] W3 STR=[YR=2009] N12 W4 S12											
E4\$ W4 S5 FOP=[YR=1996] S17 BAL=[YR=1996] S8 E31 N8 W31\$ E7											
N17 W7\$ E7 N5\$ S22 E24 N9 STR=[YR=2009] E3 N12 FOP=[YR=1996]											
N5 W3 S5 E3\$ W3 S12\$ N23 W24\$ E24 N24\$ PTR= E20 BAS=[YR=1996]											
E24 S24 UGR=[YR=1993] S32 W24 N32 E24\$ W24 N3 FOP=[YR=2009]											
W3 N5 E3 S5\$ N21\$ W20\$.											