LOT 84
BUCKS FDNA BEACH 1 PB 2/30

WADE KENNETH RAY & MARIE ELIZABETH
2765 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0084-0000

BUILDING CHARACTERISTICS

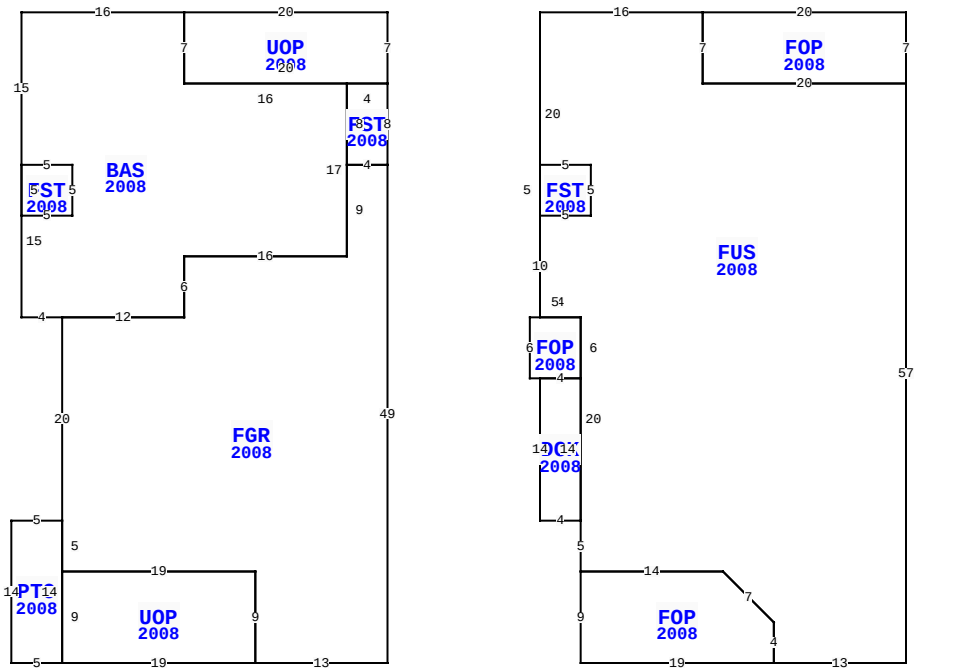
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	752	100	2008	752	156,263
DCK	56	10	2008	6	1,247
FGR	1,073	55	2008	590	122,600
FOP	30	30	2008	9	1,870
FOP	140	30	2008	42	8,727
FOP	159	30	2008	48	9,974
FST	25	55	2008	14	2,909
FST	25	55	2008	14	2,909
FST	32	55	2008	18	3,741
FUS	1,870	100	2008	1,870	388,579
TOTALS	4,543			3,429	712,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,429	138.8059	219.31	752,014	2008	2013	0	0	0	5.25	94.75

2 SFR CUST – 100% - 2024 Heated Area: 2622 HX Base Yr 2024



** This building has 13 Sub-Areas

BLD DATE	11/03/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

2765 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		712,533
TOTAL MARKET OB/XF VALUE		24,226
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		1,111,759
SOH/AGL Deduction		121,234
ASSESSED VALUE		990,525
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		939,803
TOTAL JUST VALUE		1,111,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,054,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110489	OTHER	500	04/06/2011
20072280	H/AC	7,500	12/27/2007
20071828	ELEC OTHER	2,000	09/26/2007
20071675	NEW CONSTR	230,540	09/05/2007
20071274	DEMOLITION	7,000	07/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/813	9/08/2023	WD	Q	I	01	1,300,000
GRANTOR: MAYBERRY PHILIP A & D						
GRANTEE: WADE KENNETH RAY &						
0312/0693	4/01/1980	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W20 BAS=[YR=2008] W16 S15 FST=[YR=2008] S5 E5 N5 W5$ S15 E4 FGR=[YR=2008] S20 PTO=[YR=2008] W5 S14 E5 UOP=[YR=2008] E19 N9 W19 S9$ N14 $ S5 E19 S9 E13 N49 FST=[YR=2008] N8 W4 S8 E4$ W4 S9 W16 S6 W12$ E12 N6 E16 N17 W16 N7$ S7 E20 N7$ PTR=E15 FUS=[YR=2008] E16 FOP=[YR=2008] E20 S7 W20 N7$ S7 E20 S57 W13 FOP=[YR=2008] W19 N9 E14 D5 R5 S4$ N4 U5 L5 W14 N5 DCK=[YR=2008] W4 N14 FOP=[YR=2008] W1 N6 E5 S6 W4$ E4 S14$ N20 W4 N10 FST=[YR=2008] N5 E5 S5 W5$ N20$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
2	0855	CONC PAVER	0	100	25	33	825.00	SF	10.00	10.00	100	2008	2008	3	88	7,260	
3	0810	CONCRETE A	0	100	0	0	469.00	SF	6.50	6.50	100	2008	2008	3	88	2,683	
4	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	100	10,000	
5	0855	CONC PAVER	0	100	4	5	20.00	SF	10.00	10.00	100	2008	2008	3	88	176	
6	0825	BRICK	0	100	19	4	76.00	SF	12.50	12.50	100	2008	2008	3	97	922	

LAND DESCRIPTION

TOTAL OB/XF 24,226

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	50.00	110.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS