LOT 85
IN OR 1814/1782
BUCKS FDNA BEACH 1PB2/30

ADAMS JOHN H
2767 S FLETCHER AV
FERNANDINA BCH, FL 32034

2025

00-00-31-114A-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

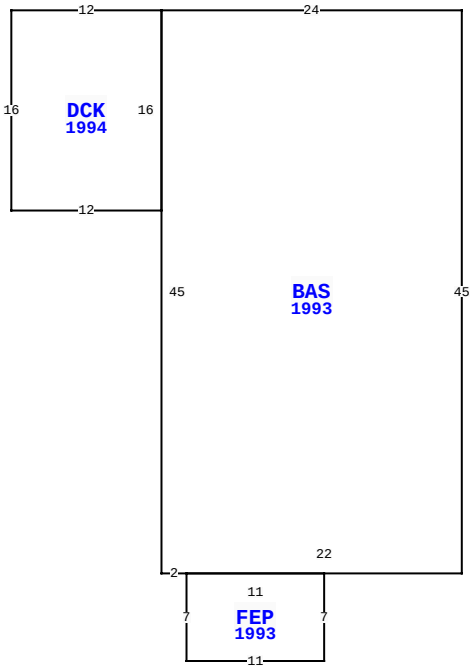
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,080	100	1993	1,080	93,533
DCK	192	10	1994	19	1,645
FEP	77	80	1993	62	5,370
TOTALS	1,349			1,161	100,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,161	100.1700	132.22	153,507	1936	1970	0	0	0	34.50	65.50

1 SNGL FAM – 100% - 2012 Heated Area: 1080 HX Base Yr 2012



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

2767 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		100,547
TOTAL MARKET OB/XF VALUE		301
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		460,848
SOH/AGL Deduction		269,043
ASSESSED VALUE		191,805
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		91,083
TOTAL JUST VALUE		460,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132128	SHED10X14	0	09/12/2013
20100520	REPAIR/RRF	3,100	03/30/2010
5773B	ADDITION	1,100	01/29/1990
5160	REPAIR/RRF	2,601	01/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1814/1781	9/14/2012	TD	U	I	30	100
GRANTOR: ADAMS JOHN H TRUSTEE						
GRANTEE: ADAMS JOHN H & SUSA						
1814/1782	9/13/2012	WD	U	I	30	120,000
GRANTOR: ADAMS SUSAN						
GRANTEE: ADAMS JOHN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 DCK=[YR=1994] W12 S16 E12 N16$ S45 E2
FEP=[YR=1993] S7 E11 N7 W11$ E22 N45$.

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	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2013	2013	3	55	132	
2	0820	WOOD WALK	0	100	12	3	36.00	SF	11.75	11.75	100	2013	2013	3	40	169	

LAND DESCRIPTION

TOTAL OB/XF 301

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	0.96	7,500.00	7,200.00	360,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS