

LOT 91
IN OR 1948/1176
BUCKS FDNA BEACH #1 PB 2/30

A & A REALTY HOLDINGS LLC
PO BOX 16164
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0091-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,480	100	1993	1,480	187,958
FUS	180	100	1993	180	22,860
PTO	16	5	1998	1	127
PTO	64	5	1998	3	381
PTO	77	5	1998	4	508
TOTALS	1,817			1,668	211,833

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	765.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	98.00	SF	6.50
3	0820	WOOD WALK	0	0	0	0	66.00	SF	11.75
4	1242	WD DECK A	0	0	0	0	324.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	50.00	110.00	50.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,668	115.9200	153.01	255,221	1940	1990	0	0	0	17.00	83.00	
1 SNGL FAM - 0% - 0 Heated Area: 1660 HX Base Yr													
2835 S FLETCHER AVE, FERNANDINA BEACH													

TOTAL OB/XF													
5,377													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	0	0	765.00	SF	6.50	6.50	100	1998	1998
2	0810	CONCRETE A	0	0	0	0	98.00	SF	6.50	6.50	100	1998	1998
3	0820	WOOD WALK	0	0	0	0	66.00	SF	11.75	11.75	100	2000	2000
4	1242	WD DECK A	0	0	0	0	324.00	SF	15.00	15.00	100	2000	2000

TOTAL OB/XF													
5,377													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0		R-2	50.00	110.00	50.00	FF		1.00	1.00

Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		211,833	
TOTAL MARKET OB/XF VALUE		5,377	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		577,210	
SOH/AGL Deduction		24,672	
ASSESSED VALUE		552,538	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		552,538	
TOTAL JUST VALUE		577,210	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		543,303	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983671	REMODEL	50,000	05/05/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1948/1176	11/21/2014	WD	Q	I	01	285,000	
GRANTOR: BLACKWELL KAREN R							
GRANTEE: A & A REALTY HOLDIN							
1306/1230	4/04/2005	WD	Q	I		439,000	
GRANTOR: JORDAN MICHAEL C & EL							
GRANTEE: BLACKWELL KAREN R							

BUILDING NOTES													
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BUILDING DIMENSIONS													
PTO=[YR=1998] W4 BAS=[YR=1993] W20 PTO=[YR=1998] W8 S8 E8 N8 \$ S8 W8 S40 PTO=[YR=1998] S7 E1 S3 E7 N10 W8 \$ E8 S10 E20 N58 \$ S4 E4 N4 \$ PTR= E15 FUS=[YR=1993] E20 S9 W20 N9 \$ W15 \$.													

OTHER ADJUSTMENTS AND NOTES													

Common: 360,000 PRINTED 07/30/2025 BY SYS