LOT 94
BUCKS FDNA BEACH #1 PB 2/30

GIALENIOS GEORGE ANTHONY & NATALIE FELICIA
2863 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0094-0000

BUILDING CHARACTERISTICS

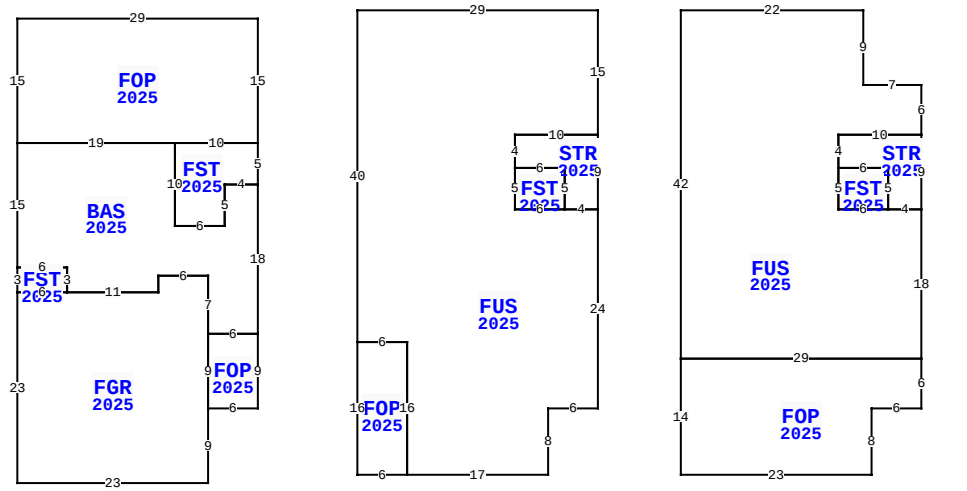
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	442	100	2025	442	88,108
FGR	541	55	2025	298	59,403
FOP	54	30	2025	16	3,189
FOP	96	30	2025	29	5,781
FOP	358	30	2025	107	21,329
FOP	435	30	2025	130	25,914
FST	18	55	2025	10	1,993
FST	30	55	2025	16	3,189
FST	30	55	2025	16	3,189
FST	80	55	2025	44	8,771
TOTALS	4,659			3,575	712,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,575	126.1665	199.34	712,640	2024	2024	0	0	0	0.00	100.00

1 SFR CUST - 100% - 2025 Heated Area: 2897 HX Base Yr 2025



** This building has 14 Sub-Areas

2863 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		712,640
TOTAL MARKET OB/XF VALUE		30,970
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		1,103,610
SOH/AGL Deduction		52,040
ASSESSED VALUE		1,051,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,000,848
TOTAL JUST VALUE		1,103,610
NCON VALUE		743,610
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0216	POOL	55,000	04/24/2024
2023-0134	CO		04/09/2024
2023-0134	COND 2920		04/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1994	2/22/2022	WD	Q	V	01	475,000
GRANTOR: LASSERRE CHARLES W						
GRANTEE: GIALENIOS GEORGE AN						
2085/1832	11/30/2016	SW	U	V	11	100
GRANTOR: LASSERRE CURTISS H						
GRANTEE: LASSERRE CHARLES W						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	517.00	SF	10.00	10.00	100	2025	2024		100	5,170	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
3	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2025	2024		100	17,000	
4	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2025	2024		100	1,800	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=-40,-6] E29 S15 W10 S4 S5 E6 E4 S24 W6 S8 W17 N16 W6 N40 $
FUS=[YR=2025;ORIG=-1,-6] E22 S9 E7 S6 W10 S4 S5 E6 E4 S18 W29 N42 $
FGR=[YR=2025;ORIG=-81,28] E6 E11 N2 E6 S7 S9 S9 W23 N23 $
BAS=[YR=2025;ORIG=-81,10] E19 S10 E6 N5 E4 S18 W6 N7 W6 S2 W11 N3 W6 N15 $
FOP=[YR=2025;ORIG=-81,-5] E29 S15 W10 W19 N15 $
FOP=[YR=2025;ORIG=-1,36] E29 S6 W6 S8 W23 N14 $
FOP=[YR=2025;ORIG=-40,34] E6 S16 W6 N16 $
FST=[YR=2025;ORIG=-62,10] S10 E6 N5 E4 N5 W10 $
STR=[YR=2025;ORIG=-21,9] E10 S9 W4 N5 W6 N4 $

LAND DESCRIPTION

TOTAL OB/XF 30,970

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 07/09/2024 BY DJ Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS