

LOT 4 SECT 2
IN OR 1939/1463
FERREIRA REPLAT OF FDNA BEACH

FOWLER JEFFREY SCOTT & JULIE A
935 NORTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-126B-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	15	CONC BLOCK 70	2700	01	2,744	106.9440	141.17	387,370	1951	1995	0	0	0	14.35	85.65	VALUATION BY STANDARD													
Exterior Wall	10	ABOVE AVG 30	1 DUPLEX - 60.36% - 2020													Heated Area: 2318 HX Base Yr 2020													
Roof Structure	03	GABLE/HIP 100														Tax Group: 2 Tax Dist:													
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 331,782													
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 21,760													
Interior Floor	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET 265,000													
Interior Floor	11	CLAY TILE 30														TOTAL MARKET VALUE 618,542													
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 118,224													
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 500,318													
Bedrooms	5	100														TOTAL EXEMPTION VALUE HX HB 50,722													
Bathrooms	3	100														BASE TAXABLE VALUE 449,596													
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 618,542													
Stories	1.5	1.5 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 602,774																										
Occupancy	00	NONE 100																											
Quality	03	Quality Level 03																											
DOR CODE	0800	MULTI-FAMILY																											
MAP NUM		MKT AREA	01																										
NEIGHBORHOOD/LOC	1041.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
APT	780	100	1993	780	94,312																								
FOP	221	30	2021	66	7,980																								
FSP	96	40	2021	38	4,594																								
FST	323	55	2021	178	21,522																								
HXB	780	100	1993	780	94,312																								
HXB	662	100	2009	662	80,044																								
HXB	96	100	2021	96	11,607																								
HXP	192	30	2021	58	7,013																								
HXU	36	55	1993	20	2,418																								
HXY	270	15	2009	40	4,837																								
TOTALS	3,596			2,744	331,782																								
EXTRA FEATURES										935 N FLETCHER AVE U&D, FERNANDINA BEACH																			
L N	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		2,198.00	SF	10.00				21,760															
TOTAL OB/XF 21,760																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000800	C	MULTI-FAMILY	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000												
REVIEW DATE 01/09/2021 BY DJ																Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS													