

LOT 140  
GA FDNA BEACH 2 UNR  
IN OR 2367/1817

BULIVANT KEVIN REV TRUST/ROTUNNO MARY LYNN REV TRU  
532 N FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0140-0000



| 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                                                                                                                                | 10               | ABOVE AVG 100  | 0900                     | 01               | 1,244                | 138.0120                             | 182.18         | 226,632        | 1940        | 2000           | 0         | 0        | 0           | 11.50   | 88.50         | VALUATION SUMMARY |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                | 03               | GABLE/HIP 100  | 1 SNGL FAM - 100% - 2025 |                  |                      |                                      |                |                |             |                |           |          |             |         |               | Heated Area: 1104 |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 12               | MODULAR MT 100 |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               | HX Base Yr 2025   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 80     |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                | 06               | CUST PANEL 20  |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                | 11               | CLAY TILE 100  |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                     |                  | 3 100          |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                    |                  | 2 100          |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                        | 02               | WOOD FRAME 100 |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                      |                  | 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                                                                                                                             |                  |                | 1041.00                  |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE    | YEAR                     | TOT ADJ AREA     | SUBAREA MARKET VALUE |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAL                                                                                                                                          | 208              | 15             | 2020                     | 31               | 4,998                |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| BAS                                                                                                                                          | 1,104            | 100            | 1993                     | 1,104            | 177,997              |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| DCK                                                                                                                                          | 149              | 10             | 2020                     | 15               | 2,419                |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| FSP                                                                                                                                          | 208              | 40             | 2020                     | 83               | 13,382               |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| STP                                                                                                                                          | 12               | 10             | 2020                     | 1                | 161                  |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| STR                                                                                                                                          | 52               | 10             | 2020                     | 5                | 806                  |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| UOP                                                                                                                                          | 24               | 20             | 1993                     | 5                | 806                  |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                | 1,757                    |                  | 1,244                | 200,569                              |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                          |                  |                      | 532 N FLETCHER AVE, 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                                                                                                                                            | 0476             | VF 6 SBPL      | 0                        | 100              | 0                    | 0                                    | 64.00          | LF             | 35.20       | 35.20          | 100       | 2020     | 2020        | 3       | 95            | 2,140             |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                            | 0470             | VNYL GATE      | 0                        | 100              | 0                    | 0                                    | 1.00           | UT             | 330.00      | 330.00         | 100       | 2020     | 2020        | 3       | 95            | 314               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                            | 1242             | WD DECK A      | 0                        | 100              | 4                    | 7                                    | 28.00          | SF             | 11.00       | 11.00          | 100       | 2020     | 2020        | 3       | 86            | 265               |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                             |                  |                |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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      | 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          | 100.00         | 50.00       | FF             |           | 1.00     | 1.00        | 1.00    | 7,000.00      | 7,000.00          | 350,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 06/17/2020 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS |                  |                |                          |                  |                      |                                      |                |                |             |                |           |          |             |         |               |                   |            |                             |      |         |      |     |    |        |  |  |  |  |  |