LOT 214
IN OR 2770/158
GA FDNA BEACH SEC 2 UNR

ROGERS DONNA E L/E/
429 N FLETCHER AVE
FERNANDINA BEACH, FLORIDA 32034

2025

00-00-31-134B-0214-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

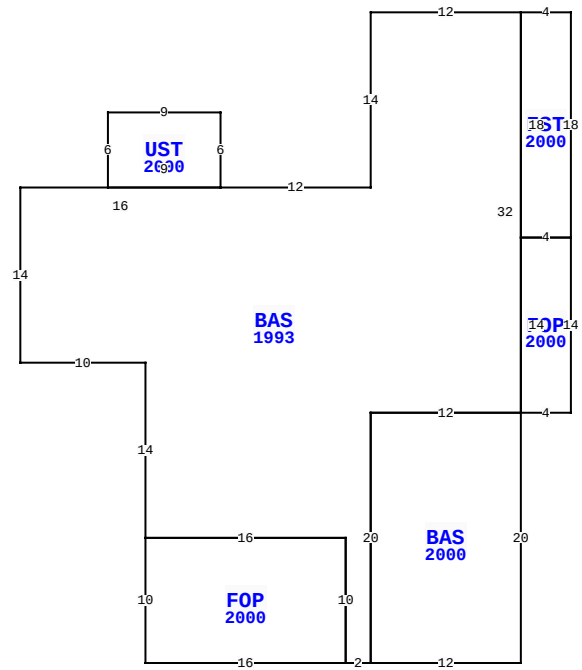
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1993	1,048	153,327
BAS	240	100	2000	240	35,113
FOP	56	30	2000	17	2,488
FOP	160	30	2000	48	7,023
FST	72	55	2000	40	5,852
UST	54	45	2000	24	3,511
TOTALS	1,630			1,417	207,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,417	133.5360	176.27	249,775	1948	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2025 Heated Area: 1288 HX Base Yr 2025



429 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,313
TOTAL MARKET OB/XF VALUE		14,464
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		486,777
SOH/AGL Deduction		0
ASSESSED VALUE		486,777
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		431,055
TOTAL JUST VALUE		486,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062334	200 AMP METER & R	1,500	10/16/2006
20020793	DRIVEWAY	1,000	05/09/2002
20003985	2ND WOOD DECK	450	09/18/2000
984559	ADDITION	17,500	11/23/1998
19983888	FENCE	950	06/16/1998
19983362	ADDITION	5,000	03/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/158	2/25/2025	LE	U	I	11	100
GRANTOR: ROGERS DONNA E						
GRANTEE: ROGERS GWENDOLYN NO						
2228/0240	10/04/2018	WD	Q	I	01	371,000
GRANTOR: SIMONDS WILLIAM P & C						
GRANTEE: ROGERS DONNA E						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2000] W4 BAS=[YR=1993] W12 S14 W12 UST=[YR=2000] N6 W9 S6 E9 $ W16 S14 E10 S14 FOP=[YR=2000] S10 E16 N10 W16 $ E16 S10 E2 BAS=[YR=2000] E12 N20 W12 S20 $ N20 E12 FOP=[YR=2000] E4 N14 W4 S14 $ N32 $ S18 E4 N18 $.

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	0810	CONCRETE A	0	100	10	30	300.00	SF	6.50	6.50	100	2000	2000	3	77	1,502	
2	0819	CONC 12"	0	100	8	6	48.00	SF	4.75	4.75	100	2000	2000	3	77	176	
3	1241	WD DECK G	0	100	37	10	370.00	UT	23.00	23.00	100	2000	2000	3	27	2,298	
4	1241	WD DECK G	0	100	25	13	325.00	UT	23.00	23.00	100	2000	2000	3	27	2,018	
5	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	2004	2004	3	83	308	
6	0810	CONCRETE A	0	100	0	0	152.00	SF	6.50	6.50	100	2004	2004	3	83	820	
7	0810	CONCRETE A	0	100	0	0	317.00	SF	6.50	6.50	100	2004	2004	3	83	1,710	
8	1125	CB/STC 6"	0	100	9	6	54.00	SF	7.35	7.35	100	2004	2004	3	83	329	
9	1125	CB/STC 6"	0	100	27	2	54.00	SF	7.35	7.35	100	2004	2004	3	83	329	
10	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

TOTAL OB/XF 9,970

LAND DESCRIPTION

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	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 09/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS

LOT 214
IN OR 2770/158
GA FDNA BEACH SEC 2 UNR

ROGERS DONNA E L/E/
429 N FLETCHER AVE
FERNANDINA BEACH, FLORIDA 32034

2025

00-00-31-134B-0214-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		207,313
TOTAL MARKET OB/XF VALUE		14,464
TOTAL LAND VALUE - MARKET		265,000
TOTAL MARKET VALUE		486,777
SOH/AGL Deduction		0
ASSESSED VALUE		486,777
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		431,055
TOTAL JUST VALUE		486,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/158	2/25/2025	LE	U	I	11	100
GRANTOR: ROGERS DONNA E						
GRANTEE: ROGERS GWENDOLYN NO						
2228/0240	10/04/2018	WD	Q	I	01	371,000
GRANTOR: SIMONDS WILLIAM P & C						
GRANTEE: ROGERS DONNA E						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	100	17	49	833.00	SF	6.50	6.50	100	2004	2004	3	83	4,494	

LAND DESCRIPTION

TOTAL OB/XF 4,494

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

REVIEW DATE 09/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS