LOT S1/2 OF 18 & LOT 20
IN OR 2520/1757
HAMBYS SUB PB 2/32

AARON DANNY L
2133 S FLETCHER AVE
FERNANDINA BEACH, FL 32097

2025

00-00-31-1360-0018-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

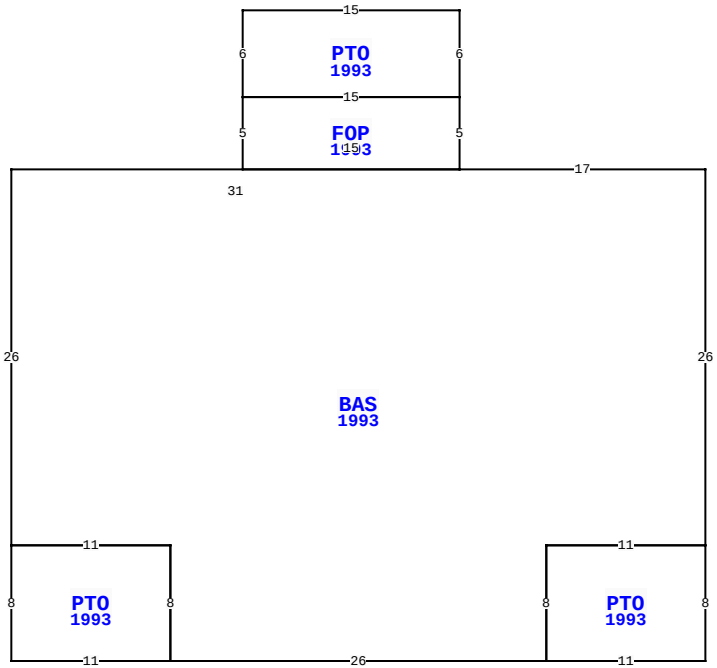
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	173,947
FOP	75	30	1993	22	2,628
PTO	88	5	1993	4	478
PTO	88	5	1993	4	478
PTO	90	5	1993	4	478
TOTALS	1,797			1,490	178,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,490	126.5820	167.09	248,964	1941	1970	0	0	0	28.50	71.50

1 SNGL FAM – 100% - 2025 Heated Area: 1456 HX Base Yr 2025



2133 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/28/2007	KK	LGL DATE		
XF DATE			LAND DATE	05/07/2025	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,973
TOTAL MARKET OB/XF VALUE		7,439
TOTAL LAND VALUE - MARKET		568,575
TOTAL MARKET VALUE		765,987
SOH/AGL Deduction		80,429
ASSESSED VALUE		685,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		634,836
TOTAL JUST VALUE		765,987
NCON VALUE		11,323
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0394	RE ROOF METAL TO	0	11/14/2024
2024-0591	R/R PORCH 11X16	12,000	10/31/2024
20230637			06/25/2024
2023-0637	FDG	34,663	12/07/2023
20140553	STUCCO	4,000	03/21/2014
20131307	REMWALL	500	06/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/1757	12/09/2021	WD	Q	I	02	785,000
GRANTOR: LECUYER MICHAEL J & L						
GRANTEE: AARON DANNY L						
2088/0614	12/05/2016	WD	Q	I	01	430,000
GRANTOR: CURTIS SCOTT F & REBE						
GRANTEE: LECUYER MICHAEL & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] N5 PTO=[YR=1993] N6 W15 S6 E15$ W15 S5 E15$ W31 S26 PTO=[YR=1993] S8 E11 N8 W11$ E11 S8 E26 PTO=[YR=1993] E11 N8 W11 S8$ N8 E11 N26$.

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	1242	WD DECK A	0	100	0	0	202.00	SF	5.00	5.00	100	1997	1997	3	20	202	
2	0350	CARPORT WD	0	100	0	0	202.00	SF	13.00	13.00	100	1997	1997	3	20	525	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
4	0479	VF PICKET	0	100	0	0	14.00	LF	10.00	10.00	100	2014	2014	3	85	119	
5	0476	VF 6 SBPL	0	100	0	0	206.00	LF	32.00	32.00	100	2014	2014	3	85	5,603	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	85	510	

LAND DESCRIPTION

TOTAL OB/XF 7,439

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	84.00	110.00	84.00	FF		1.00	1.00	0.90	7,500.00	6,768.75	568,575							

REVIEW DATE 07/09/2024 BY DJNW Total Acres: 0.00 Total Land Value: 568,575 Market: 0 Agricultural: 0 Common: 568,575 PRINTED 07/30/2025 BY SYS

LOT S1/2 OF 18 & LOT 20
IN OR 2520/1757
HAMBYS SUB PB 2/32

AARON DANNY L
2133 S FLETCHER AVE
FERNANDINA BEACH, FL 32097

2025

00-00-31-1360-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

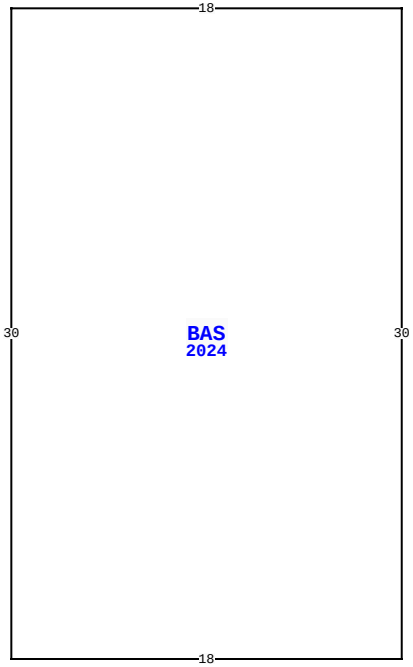
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	540	100	2024	540	11,964
TOTALS	540			540	11,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	540	60.5000	22.38	12,085	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 540 HX Base Yr 2025



2133 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/28/2007 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

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TOTAL JUST VALUE		765,987
NCON VALUE		11,323
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131299	ADD BRKR	600	06/07/2013
20062786	REPAIR/RRF	5,000	12/21/2006
B969538	REPAIR/RRF	2,000	01/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LECUYER MICHAEL J & L						
GRANTEE: AARON DANNY L						
2088/0614	12/05/2016	WD	Q	I	01	430,000
GRANTOR: CURTIS SCOTT F & REBE						
GRANTEE: LECUYER MICHAEL & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E18 S30 W18 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 07/09/2024 BY DJNW Total Acres: 0.00 Total Land Value: 568,575 Market: 0 Agricultural: 0 Common: 568,575 PRINTED 07/30/2025 BY SYS