



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,067	100	1996	1,067	184,779
BAS	16	100	2006	16	2,771
BAS	210	100	2006	210	36,367
FGR	466	55	1996	256	44,333
FOP	21	30	1996	6	1,039
FOP	260	30	2006	78	13,508
FST	50	55	1996	28	4,849
FUS	1,400	100	1996	1,400	242,447
STR	64	10	2006	6	1,039

TOTALS	3,554			3,067	531,132
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	0	0	0	1,582.00	SF	4.00
3	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50
4	0825	BRICK	0	0	0	0	171.00	SF	12.50
5	1127	BRICK 8"	0	0	3	0	12.00	SF	5.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00

REVIEW DATE	03/21/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,067	123.1512	194.58	596,777	1996	2002	0	0	0	11.00	89.00	
1 SFR CUST - 0% - 0													
Heated Area: 2693													
HX Base Yr													

2180 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE 06/11/2007	DJ	LGL DATE	
	XF DATE 06/11/2007	DJ	LAND DATE	05/07/2025
	INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0812	CONCRETE C	0	0	0	0	1,582.00	SF	4.00	4.00	100	1996	1996	3	70	4,430	
3	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	1996	1996	3	70	82	
4	0825	BRICK	0	0	0	0	171.00	SF	12.50	12.50	100	1996	1996	3	91	1,945	
5	1127	BRICK 8"	0	0	3	0	12.00	SF	5.50	5.50	100	1996	1996	3	91	60	

TOTAL OB/XF										8,057							
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
1	000120	C	RES OCEAN	0		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,140,000

Total Acres: 0.00	Total Land Value: 1,140,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE										531,132				
TOTAL MARKET OB/XF VALUE										8,057				
TOTAL LAND VALUE - MARKET										1,140,000				
TOTAL MARKET VALUE										1,679,189				
SOH/AGL Deduction										23,357				
ASSESSED VALUE										1,655,832				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										1,655,832				
TOTAL JUST VALUE										1,679,189				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,505,302				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071628	H/AC	3,000	08/29/2007
B959224	NEW CONSTR	102,975	07/28/1995
B959134	DEMOLITION	6,000	06/08/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2724/764	7/11/2024	WD	U	I	11	100	
GRANTOR: ROSS WILLIAM L							
GRANTEE: ROSS WILLIAM L LIVI							
2288/1050	7/03/2019	WD	Q	I	01	1,217,000	
GRANTOR: RUSSELL JERRY K							
GRANTEE: ROSS WILLIAM L							

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1996] W5 BAS=[YR=2006] W21 BAS=[YR=1996] W14 S45 E13 FOP=[YR=1996] S2 E7 N2 FGR=[YR=1996] E20 N22 W22 S13 E2 S9\$ N1 W7 S1\$ N1 E7 N8 W2 N13 E22 N13 W26 N10\$ S10 E21 N10\$ S10 E5 N10\$ PTR=E15 FUS=[YR=1996] S36E10S4E10S5E20N24 STR=[YR=2006] E4N16BAS=[YR=2006] N4W4S4E4\$ W4S16\$N11FOP=[YR=2006] N10W26S10E26\$ W26N10W14\$ W15\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 1,140,000	PRINTED 07/30/2025 BY SYS
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