

LOT 45
IN OR 1919/1900
ESMT OR 1394/111

OWENS BOYCE CRAIG & ELIZABETH
2252 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100
BUD4 Adjustme	50	. 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100	2005	30	15,562
BAS	64	100	2005	64	33,198
FGR	381	55	2005	210	108,931
FGR	567	55	2005	312	161,840
FOP	33	30	2005	10	5,188
FOP	127	30	2005	38	19,711
FOP	169	30	2005	51	26,455
FOP	279	30	2005	84	43,572
FOP	559	30	2005	168	87,145
FST	166	55	2005	91	47,203
TOTALS	5,935			4,213	185,354

** This building has 16 Sub-Areas

2252 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2005	2005	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3
3	0855	CONC PAVER	0	100	0	0	1,349.00	SF	10.00	10.00	100	2006	2006	3
4	0855	CONC PAVER	0	100	0	0	746.00	SF	10.00	10.00	100	2006	2006	3
5	0861	POOL GUNIT	0	100	0	0	291.00	SF	85.00	85.00	100	2006	2006	3
6	0462	ST/AL FNC	0	100	0	0	638.00	SF	10.00	10.00	100	2006	2006	3
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3
9	1123	CB 8"	0	100	0	0	63.00	SF	6.15	6.15	100	1960	1960	3
10	1123	CB 8"	0	100	0	0	206.00	SF	6.15	6.15	100	2006	2006	3
11	0415	BEACHWALK	0	100	0	0	414.00	SF	5.75	5.75	100	2006	2006	3

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
1	000120	C	RES OCEAN	100		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20