LOT 55 (EX BDWLK ESMT
IN OR 1935/1499)
HAMBYS SUB PBK 2/32

MAZURSKY DON A & MARIA J
2298 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1360-0055-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	18	SLATE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

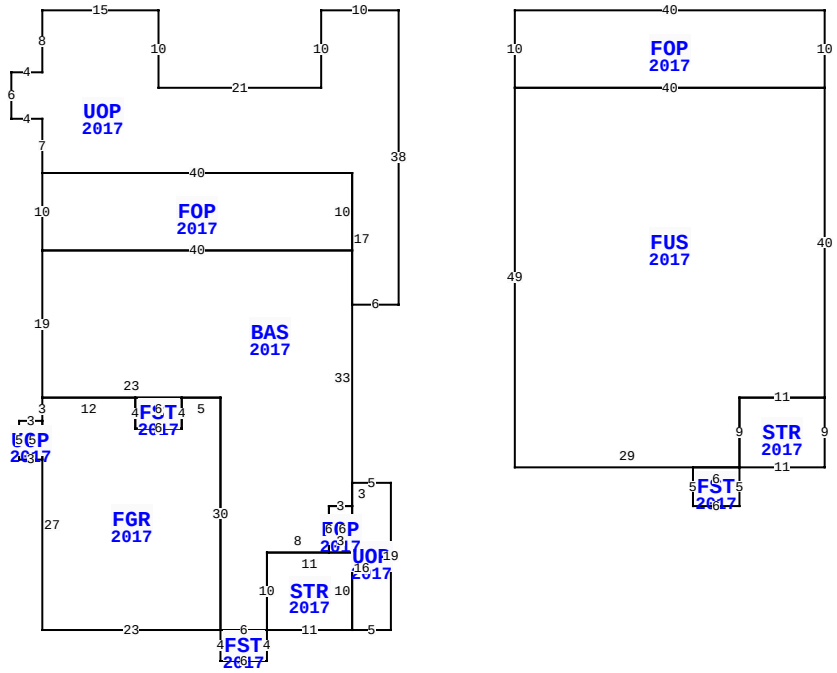
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,142	100	2017	1,142	345,100
FGR	666	55	2017	366	110,602
FOP	18	30	2017	5	1,511
FOP	400	30	2017	120	36,263
FOP	400	30	2017	120	36,263
FST	24	55	2017	13	3,929
FST	24	55	2017	13	3,929
FST	30	55	2017	16	4,835
FUS	1,861	100	2017	1,861	562,375
STR	99	10	2017	10	3,022
TOTALS	5,766			3,875	1,170,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,875	198.1980	313.15	1,213,456	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2020 Heated Area: 3003 HX Base Yr 2020



** This building has 14 Sub-Areas

2298 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,170,985
TOTAL MARKET OB/XF VALUE		63,073
TOTAL LAND VALUE - MARKET		1,140,000
TOTAL MARKET VALUE		2,374,058
SOH/AGL Deduction		686,255
ASSESSED VALUE		1,687,803
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,637,081
TOTAL JUST VALUE		2,374,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,171,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160132	CO ISSUED	0	03/01/2017
20160461	SWIM POOL	30,000	02/22/2016
20160132	NEW CONSTR	377,261	01/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1894/0779	12/16/2013	WD	Q	V	01	645,000

GRANTOR: HIGHBEAM INC
GRANTEE: MAZURSKY DON A & MA

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W10 S10 W21 N10 W15 S8 W4 S6 E4 S7
FOP=[YR=2017] S10 BAS=[YR=2017] S19 FGR=[YR=2017] S3
UOP=[YR=2017] W3 S5 E3 N5$ S27 E23 FST=[YR=2017] S4 E6 N4 W6$
N30 W5 FST=[YR=2017] W6 S4 E6 N4$ S4 W6 N4 W12$ E23 S30 E6
STR=[YR=2017] E11 UOP=[YR=2017] E5 N19 W5 S3 FOP=[YR=2017]
W3 S6 E3 N6$S16$ N10 W11 S10$ N10 E8 N6 E3 N33 W40$ E40N10
W40 $ E40 S17 E6 N38$ PTR=E15 FOP=[YR=2017] E40 S10
FUS=[YR=2017] S40 STR=[YR=2017] S9 W11 FST=[YR=2017] S5 W6
N5 E6$ N9 E11$ W11 S9 W29 N49 E40$ W40 N10$ W15$.

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	0855	CONC PAVER	0	100	0	0	1,377.00	SF	7.00	7.00	100	2017	2017	3	96	9,253	
2	0855	CONC PAVER	0	100	0	0	210.00	SF	7.00	7.00	100	2017	2017	3	96	1,411	
3	0861	POOL GUNIT	0	100	0	0	210.00	SF	85.00	85.00	100	2017	2017	3	81	14,459	
4	0855	CONC PAVER	0	100	0	0	858.00	SF	30.00	30.00	100	2017	2017	3	96	24,710	
5	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2017	2017	3	100	10,000	
6	0463	FENCE GATE	0	100	0	0	3.00	UT	1,200.00	1,200.00	100	2017	2017	3	90	3,240	

LAND DESCRIPTION

TOTAL OB/XF 63,073

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	000120	C	RES OCEAN	100	0006	R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	19,000.00	22,800.00	1,140,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS