

BLK 1 LOT 3
IN OR 1798/1131
OCEAN CITY NORTH PORTION R/P

SHROADS DAVID L & J LYNNE
267 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1520-0001-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 2											
Exterior Wall	10	ABOVE AVG 100	0900	01	1,917	122.5000	161.70	309,979	1940	1980	0	0	0	18.00	82.00	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2014													Heated Area: 1808										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2014										
Interior Wall	06	CUST PANEL 100																								
Interior Floo	12	HARDWOOD 100																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	2	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 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			1057.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,072	100	1993	1,072	142,140																					
BAS	12	100	2013	12	1,591																					
BAS	20	100	2013	20	2,652																					
BAS	704	100	2013	704	93,346																					
DCK	28	10	2013	3	398																					
FSP	264	40	2018	106	14,055																					
TOTALS			2,100		1,917	254,183																				
EXTRA FEATURES						267 S FLETCHER AVE, FERNANDINA BEACH																				
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	0810	CONCRETE A	0	100	0	0	1,952.00	SF	6.50	6.50	100	2000	2000	3	77	9,770										
2	1242	WD DECK A	0	100	0	0	255.00	SF	10.00	10.00	100	2013	2013	3	55	1,403										
TOTAL OB/XF 11,173																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-3	75.00	133.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500									
REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS																										

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