BLOCK 6 LOT 3
IN OR 2012/1955
OCEAN CITY N PB2/38

ADAMS BERTHA/ADAMS JOHN D SR LIVING TRUST
735 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1520-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

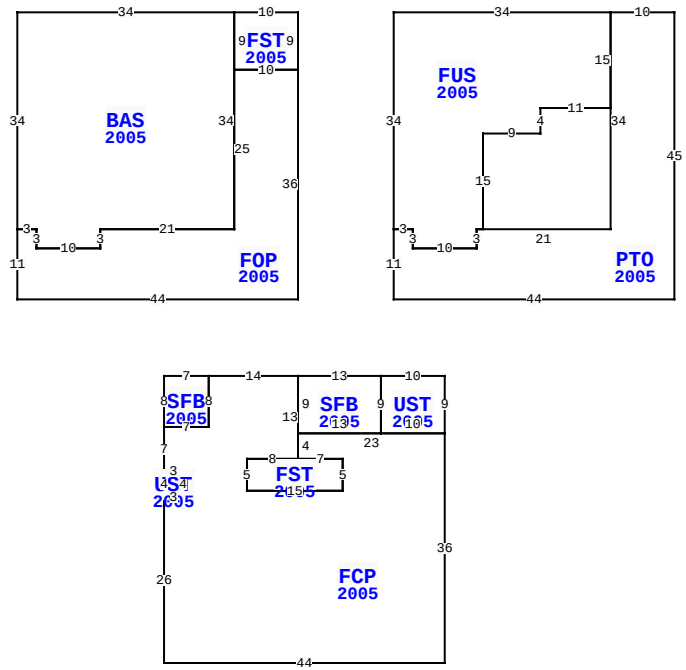
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,186	100	2005	1,186	261,120
FCP	1,630	25	2005	408	89,828
FOP	704	30	2005	211	46,455
FST	75	55	2005	41	9,026
FST	90	55	2005	50	11,008
FUS	842	100	2005	842	185,382
PTO	794	5	2005	40	8,807
SFB	56	80	2005	45	9,908
SFB	117	80	2005	94	20,696
UST	12	45	2005	5	1,100
TOTALS	5,596			2,962	652,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,962	153.9720	243.28	720,595	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 1999 Heated Area: 2167 HX Base Yr 1999



** This building has 11 Sub-Areas

735 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		652,138
TOTAL MARKET OB/XF VALUE		19,158
TOTAL LAND VALUE - MARKET		478,125
TOTAL MARKET VALUE		1,149,421
SOH/AGL Deduction		673,103
ASSESSED VALUE		476,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		425,596
TOTAL JUST VALUE		1,149,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,050,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052665	SWIM POOL	33,000	09/19/2005
20052120	GAS	1,000	07/01/2005
20052089	H/AC	7,000	06/28/2005
20051364	NEW CONSTR	14,000	03/07/2005
20051306	ELEC OTHER	4,000	02/22/2005
20051228	NEW CONSTR	230,000	02/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1540	11/23/2021	QC	U	I	11	266,700
GRANTOR: ADAMS JOHN D SR TRUST						
GRANTEE: JOHN D ADAMS SR LIV						
2012/1955	10/21/2015	QC	U	I	11	100
GRANTOR: ADAMS JOHN D TRUSTEE						
GRANTEE: JOHN D ADAMS SR LIV						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2005] W10 BAS=[YR=2005] W34 S34 FOP=[YR=2005] S11 E44 N36 W10 S25 W21 S3 W10 N3 W3 $ E3 S3 E10 N3 E21 N34 $ S9 E10 N9 $PTR= E15 FUS=[YR=2005] E34 PTO=[YR=2005] E10 S45 W44 N11 E3 S3 E10 N3 E21 N34 $ S15 W11 S4 W9 S15 W1 S3 W10 N3 W3 N34 $ W15 $ PTR= S70 FST=[YR=2005] W8 S5 E15 N5 W7 $ FCP=[YR=2005] N13 W14 SFB=[YR=2005] W7 S8 E7 N8 $ S8 W7 S7 UST=[YR=2005] S4 E3 N4 W3 $ E3 S4 W3 S26 E44 N36 UST=[YR=2005] N9 W10 SFB=[YR=2005] W13 S9 E13 N9 $ S9 E10 $ W23 S4 E7 S5 W15 N5 E8 $ N70 $.

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	0810	CONCRETE A	0	100	0	0	850.00	SF	6.50	6.50	100	2005	2005	3	84	4,641	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
3	0866	POOL FIBER	0	100	0	0	240.00	SF	144.00	144.00	100	2005	2005	3	22	7,603	
4	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2005	2005	3	84	5,376	
5	0881	FOUNTAIN	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	0	
6	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2005	2005	3	22	70	
7	0479	VF PICKET	0	100	0	0	195.00	LF	10.00	10.00	100	2005	2005	3	64	1,248	

LAND DESCRIPTION

TOTAL OB/XF 19,158

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	0006	R-1	75.00	95.00	75.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	478,125							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 478,125 Market: 0 Agricultural: 0 Common: 478,125 PRINTED 07/30/2025 BY SYS