

BLOCK 1 LOT 1
IN OR 1873/1747
SOUTH BEACH SUB PB 3/11

RODRIGUEZ PEDRO/ANDERSON JOY
2900 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1993	1,544	126,014
FOP	64	30	1993	19	1,551
FOP	204	30	1993	61	4,978
FUS	540	100	1993	540	44,072
SFB	650	80	2012	520	42,440
UOP	475	20	1993	95	7,754

TOTALS	3,477			2,779	226,810
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20
3	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50

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	100		R-3	78.00	300.00	78.00

REVIEW DATE	05/12/2019	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
0100	01	2,779	108.0960	108.10	300,410	1965	1975	0	0
1 SINGLE FAM - 100% - 2014									
Heated Area: 2604									
HX Base Yr 2014									

2900 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	1993	1993	3	64	3,095	
3	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1993	1993	3	64	175	

TOTAL OB/XF													4,810	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
R-3	78.00	300.00	78.00	FF		1.00	1.00	0.90	19,000.00	17,100.00	1,333,800.00			

Total Acres: 0.00	Total Land Value: 1,333,800	Market: 0	Agricultural: 0	Common: 1,333,800
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		226,810	
TOTAL MARKET OB/XF VALUE		4,810	
TOTAL LAND VALUE - MARKET		1,333,800	
TOTAL MARKET VALUE		1,565,420	
SOH/AGL Deduction		564,795	
ASSESSED VALUE		1,000,625	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		949,903	
TOTAL JUST VALUE		1,565,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,380,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020840	REPAIR/RRF	7,000	05/16/2002
20010340	ADDITION	7,000	02/26/2001
7751	XFOB	750	06/15/1993
5448	XFOB	500	06/29/1989
4915	REMODEL	8,000	06/27/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1873/1747	8/15/2013	WD	Q	I	01	918,800	
GRANTOR: THOMSPON HENRY A & AD							
GRANTEE: RODRIGUEZ PEDRO & J							
1188/0671	11/13/2003	WD	Q	I		975,000	
GRANTOR: AMELIA BEACH CORP							
GRANTEE: THOMPSON HENRY A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2012] W25 S20 FOP=[YR=1993] W16 BAS=[YR=1993] W6 N5 W2 N17 W22 S11 FOP=[YR=1993] W12 S17 E12 N17\$ S46 E30 N35\$S4 E16 N4\$ S6 E25 N26\$ PTR=E10FUS=[YR=1993] E18 S30 UOP=[YR=1993] S15 W12 S5 W20 N5 E7 N15 E25\$ W18 N30\$ W10\$.									