BLOCK 1 LOT 3
SOUTH BEACH PB 3/11

2922 SOUTH FLETCHER LLC
2910 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0001-0030

BUILDING CHARACTERISTICS

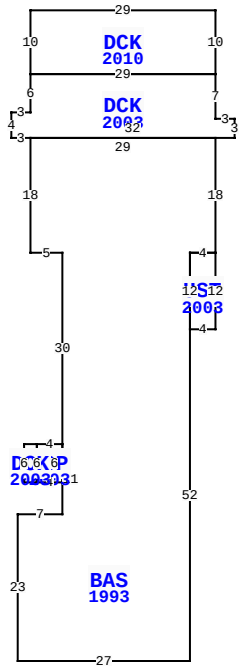
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,963	100	1993	1,963	310,541
DCK	12	10	2003	1	158
DCK	311	10	2003	31	4,904
DCK	290	10	2010	29	4,588
FOP	24	30	2003	7	1,108
UST	48	45	2003	22	3,480
TOTALS	2,648			2,053	324,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,053	116.4240	183.95	377,649	1940	1995	0	0	0	14.00	86.00

1 SFR CUST – 0% - 2024 Heated Area: 1963 HX Base Yr



2922 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	324,778
TOTAL MARKET OB/XF VALUE	8,310
TOTAL LAND VALUE - MARKET	1,187,500
TOTAL MARKET VALUE	1,520,588
SOH/AGL Deduction	35,655
ASSESSED VALUE	1,484,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,484,933
TOTAL JUST VALUE	1,520,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,349,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101858	ADDITION	8,500	10/27/2010
B033149	H/AC	6,000	05/27/2003
B022249	DEMOLITION	3,000	12/26/2002
B022245	REMODEL	100,000	12/23/2002
7351	REPAIR/RRF	3,000	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1581	2/09/2023	WD	U	I	11	100
GRANTOR: CROOK CLARK W & KATHL						
GRANTEE: 2922 SOUTH FLETCHER						
2399/0471	10/08/2020	WD	Q	I	01	1,400,000
GRANTOR: MILLER WILLIS L III &						
GRANTEE: CROOK CLARK W & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2010] W29 S10 DCK=[YR=2003] S6 W3 S4 E3BAS=[YR=1993] S18 E5 S30 FOP=[YR=2003] W4 DCK=[YR=2003] W2 S6 E2 N6 $ S6 E4 N6 $ S11 W7 S23 E27 N52 UST=[YR=2003] E4 N12 W4 S12 $ N12E4 N18 W29$ E32 N3 W3 N7 W29$ E29 N10$.

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	0812	CONCRETE C	0	0	0	0	1,407.00	SF	4.00	4.00	100	2003	2003	3	82	4,615	
2	0810	CONCRETE A	0	0	0	0	403.00	SF	6.50	6.50	100	2003	2003	3	82	2,148	
3	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	2003	2003	3	82	96	
4	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2003	2003	3	20	40	
5	0479	VF PICKET	0	0	0	0	28.00	LF	10.00	10.00	100	2005	2005	3	64	179	
6	1242	WD DECK A	0	0	0	0	154.00	SF	20.00	20.00	100	2010	2010	3	40	1,232	

LAND DESCRIPTION

TOTAL OB/XF 8,310

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	0		R-3	50.00	300.00	50.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	1,187,500							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 1,187,500 Market: 0 Agricultural: 0 Common: 1,187,500 PRINTED 07/30/2025 BY SYS