

BLOCK 1 LOT 6
IN OR 2107/282
SOUTH BEACH SUB PB 3/11

BRUTSCHER MARTIN A & ERMA L
2960 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1720-0001-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	06	PIERS CONC 100
Bedrooms		5 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	27	100	2016	27	10,840
BAS	826	100	2016	826	331,647
BAS	943	100	2016	943	378,624
FGR	520	55	2016	286	114,832
FOP	36	30	2016	11	4,417
FOP	63	30	2016	19	7,629
FOP	113	30	2016	34	13,651
FOP	230	30	2016	69	27,704
FOP	272	30	2016	82	32,924
FOP	507	30	2016	152	61,029

TOTALS	5,292			4,091	642,577
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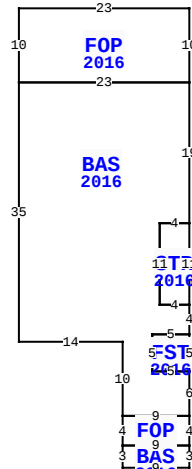
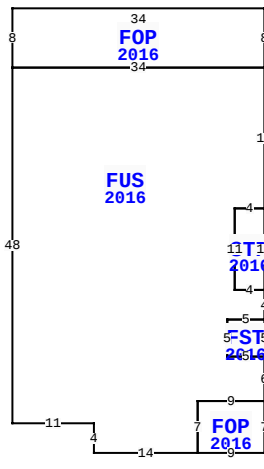
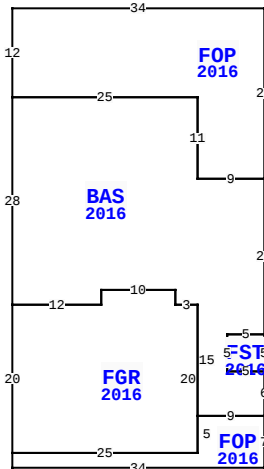
EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	0	0		278.00	SF 10.00		2016	2016	3	70	1,946	
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		2016	2016	3	97	1,940	
3	0415	BEACHWALK	0	100	0	0		1,360.00	SF 11.50		2016	2016	3	70	10,948	
4	0861	POOL GUNIT	0	100	0	0		292.00	SF 85.00		2016	2016	3	78	19,360	
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00		2016	2016	3	70	1,400	
6	0462	ST/AL FNC	0	100	0	0		360.00	SF 10.00		2016	2016	3	78	2,808	
7	0855	CONC PAVER	0	100	0	0		1,752.00	SF 10.00		2016	2016	3	95	16,644	
8	0855	CONC PAVER	0	100	0	0		174.00	SF 10.00		2016	2016	3	95	1,653	
9	0855	CONC PAVER	0	100	0	0		157.00	SF 10.00		2016	2016	3	95	1,492	

LAND DESCRIPTION					
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-3	50.00	300.00	50.00	FF		1.00	1.00	1.25	19,000.00	23,750.00	1,187,500							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,091	263.7448	416.72	1,704,802	2016	2016	0	0	0	3.65	96.35
2 SFR CUST - 100% - 2018												
Heated Area: 3388												
HX Base Yr 2018												



** This building has 16 Sub-Areas

2960 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/07/2025 MLU

NASSAU COUNTY PROPERTY																	
VALUATION SUMMARY																	PAGE 1 of 1
2																	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,642,577
TOTAL MARKET OB/XF VALUE		58,191
TOTAL LAND VALUE - MARKET		1,187,500
TOTAL MARKET VALUE		2,888,268
SOH/AGL Deduction		831,407
ASSESSED VALUE		2,056,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,006,139
TOTAL JUST VALUE		2,888,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,658,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151851	CO ISSUED	0	04/11/2016
20151851	NEW CONSTR	556,986	08/01/2015
20151690	DEMOLITION	0	07/21/2015
B8920	REPAIR/RRF	500	03/09/1995
7541	REPAIR/RRF	1,000	02/15/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2107/0282	3/13/2017	WD	Q	I	02	2,140,000

GRANTOR: MONZON MEDARDO & ANA						
GRANTEE: BRUTSCHER MARTIN A						
1977/0001	4/28/2015	WD	Q	I	02	644,500
GRANTOR: BRADEN ELIZABETH SMIT						
GRANTEE: MONZON MEDARDO & AN						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FOP=[YR=2016] W34 S12 BAS=[YR=2016] S28 FGR=[YR=2016] S20						
FOP=[YR=2016] S2 E34 N7 W9 S5 W25\$ E25 N20 W3 N2 W10 S2 W12\$						
E12 N2 E10 S2 E3 S15 E9 N6 FST=[YR=2016] N5W5S5E5\$ W5 N5 E5						
N21 W9 N11 W25\$ E25 S11 E9 N23\$ PTR=E15 FOP=[YR=2016] E34 S8						
FUS=[YR=2016] S19 STR=[YR=2016] S11 W4 N11 E4\$ W4 S11 E4 S4						
FST=[YR=2016] S5W5 N5E5\$ W5S5E5 S6 FOP=[YR=2016] S7 W9 N7 E9\$						
W9 S7 W14 N4 W11 N48 E34\$ W34 N8\$ W15\$ PTR=E65 FOP=[YR=2016]						
E23 S10 BAS=[YR=2016] S19 STR=[YR=2016] S11W4N11E4\$ W4S11E4						
S4 FST=[YR=2016] S5W5N5E5\$ W5S5E5 S6 FOP=[YR=2016] S4						
BAS=[YR=2016] S3W9N3E9\$ W9N4E9\$ W9 N10 W14 N35 E23\$ W23 N10\$						
W65\$.						