LOT 40
IN OR 2025/132
ELLIS LANDING UNR

DRAWDY ROBERT W & MARJORIE EVANS
95015 FLETCHER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

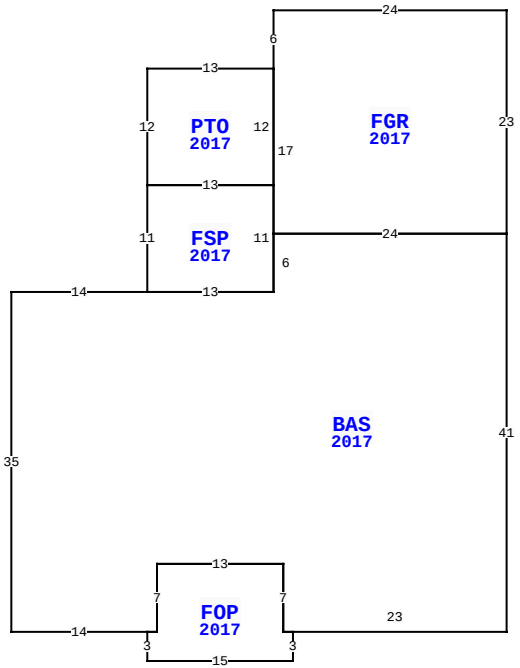
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2017	1,838	311,451
FGR	552	55	2017	304	51,513
FOP	136	30	2017	41	6,947
FSP	143	40	2017	57	9,659
PTO	156	5	2017	8	1,356
TOTALS	2,825			2,248	380,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,248	113.1900	178.84	402,032	2017	2017	0	0	0	5.25	94.75

1 SFR CUST – 100% - 2018 Heated Area: 1838 HX Base Yr 2018



95015 FLETCHER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,925
TOTAL MARKET OB/XF VALUE		4,792
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		485,717
SOH/AGL Deduction		249,227
ASSESSED VALUE		236,490
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,768
TOTAL JUST VALUE		485,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701564	CO ISSUED	0	09/25/2017
B1701564	NEW CONSTR	234,787	02/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/0132	1/18/2016	WD	Q	V	01	36,500
GRANTOR: ARSENAULT JOHN F & DO						
GRANTEE: DRAWDY ROBERT WAYNE						
0976/0673	3/16/2001	WD	Q	V		26,000
GRANTOR: FOX CATHERINE JEAN						
GRANTEE: ARSENAULT JOHN F &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2017] W24 S6 PTO=[YR=2017] W13 S12 FSP=[YR=2017] S11 BAS=[YR=2017] W14 S35 E14 FOP=[YR=2017] S3 E15 N3 W1 N7 W13 S7 W1$ E1 N7 E13 S7 E23 N41 W24 S6 W13$ E13 N11 W13$ E13 N12$ S17 E24 N23$.

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	143.00	SF	6.50	6.50	100	2017	2017	3	96	892	
2	0810	CONCRETE A	0	100	25	25	625.00	SF	6.50	6.50	100	2017	2017	3	96	3,900	

LAND DESCRIPTION

TOTAL OB/XF 4,792

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		RSF-	1140.00	145.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS