LOT 67
IN OR 2262/1638
R359744 & R359745

SMITH BRENT A
95102 FLETCHER RD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5130-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

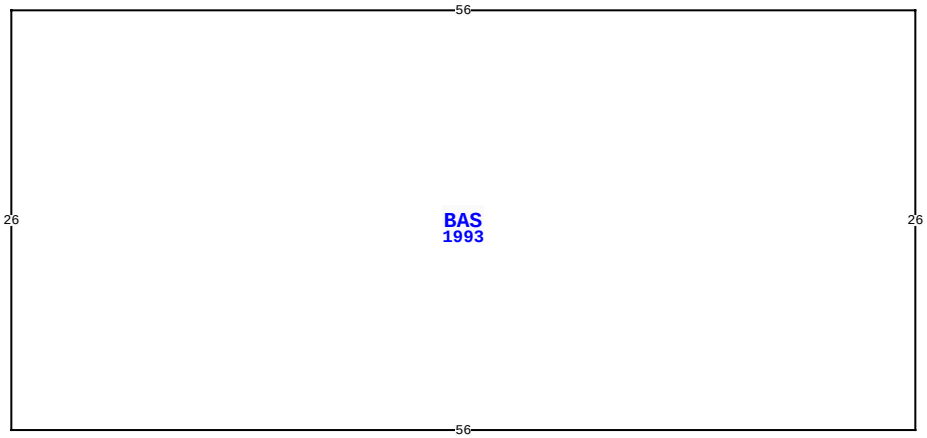
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	40,815
TOTALS	1,456			1,456	40,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	116.8000	93.44	136,049	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1456 HX Base Yr 2021



95102 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		40,815
TOTAL MARKET OB/XF VALUE		2,098
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		142,913
SOH/AGL Deduction		65,983
ASSESSED VALUE		76,930
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		21,208
TOTAL JUST VALUE		142,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5202	MH MOVE-ON	38,500	10/04/1988
3223	NEW CONSTR	0	10/04/1988
2748	H/AC	0	10/04/1988
5413	NEW CONSTR	0	10/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2262/1638	3/21/2019	QC	U	I	11	100
GRANTOR: SMITH LARRY P						
GRANTEE: SMITH BRENT A						
2241/0883	11/14/2018	WD	Q	I	02	50,000
GRANTOR: FRISBY JOHN L & MARGA						
GRANTEE: SMITH LARRY P & BRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E56 N26$.

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	0752	USP	0	100	4	7	28.00	SF	15.00	15.00	100	1988	1988	3	20	84	
2	0752	USP	0	100	8	8	64.00	SF	15.00	15.00	100	1999	1999	3	26	250	
3	0351	CARPORT MT	0	100	24	24	576.00	SF	7.50	7.50	100	1999	1999	3	20	864	
4	0830	FLAGSTONE	0	100	50	4	200.00	SF	6.00	6.00	100	1999	1999	3	75	900	

LAND DESCRIPTION

TOTAL OB/XF 2,098

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-	1160.00	92.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS