NORTHERLY 1/2 OF LOT 40 &
SOUTHERLY 1' OF LOT 41
IN OR 1953/1053

SOUTH FLETCHER LAND TRUST/CAMCAM MANAGEMENT LLC TR
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1020-0040-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

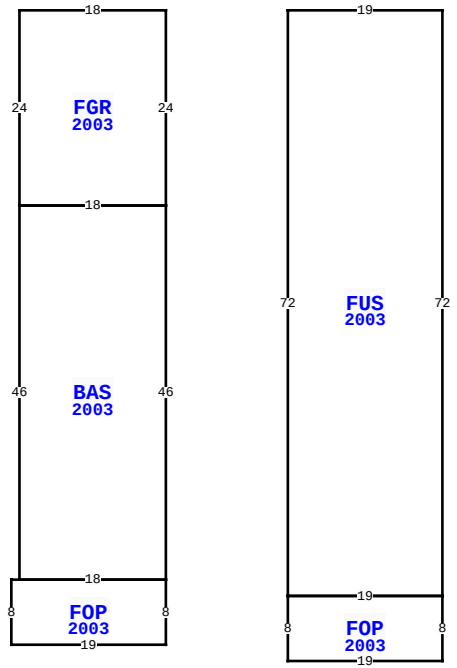
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	2003	828	89,698
FGR	432	55	2003	238	25,782
FOP	152	30	2003	46	4,983
FOP	152	30	2003	46	4,983
FUS	1,368	100	2003	1,368	148,197
TOTALS	2,932			2,526	273,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,526	115.9200	121.72	307,465	2003	2003	0	0	0	11.00	89.00

1 TOWNHOUSE 0% - 0 Heated Area: 2196 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

211 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	273,644
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	276,250
TOTAL MARKET VALUE	549,894
SOH/AGL Deduction	0
ASSESSED VALUE	549,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,894
TOTAL JUST VALUE	549,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	515,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033431	XFOB	1,000	07/08/2003
20020066	H/AC	2,000	01/18/2002
20012279	NEW CONSTR	3,000	10/18/2001
20012212	NEW CONSTR	5,200	10/09/2001
2004073	NEW CONSTR	147,000	09/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1053	11/24/2014	QC	U	I	11	100
GRANTOR: XANDEROO LAND HOLDING						
GRANTEE: SOUTH FLETCHER LAND						
1769/1815	11/22/2011	WD	Q	I	02	300,000
GRANTOR: GOULD ROBERT P & MARY						
GRANTEE: XANDEROO LAND HOLDI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W18 S24 BAS=[YR=2003] S46 FOP=[YR=2003] W1 S8 E19 N8 W18 $ E18 N46 W18 $ E18 N24 $ PTR= E15 FUS=[YR=2003] E19 S72 FOP=[YR=2003] S8 W19 N8 E19 $ W19 N72 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	R-3	26.00	184.00	26.00	FF		1.00	1.00	1.25	8,500.00	10,625.00	276,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 276,250 Market: 0 Agricultural: 0 Common: 276,250 PRINTED 07/09/2026 BY SYS