LOTS 22 & 21
IN OR 1114/1722 & OR 1527/1813
BEACH HAMMOCK PB 5/154

DODD JOHN H & ROSA M
2775 RACHEAL AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1110-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

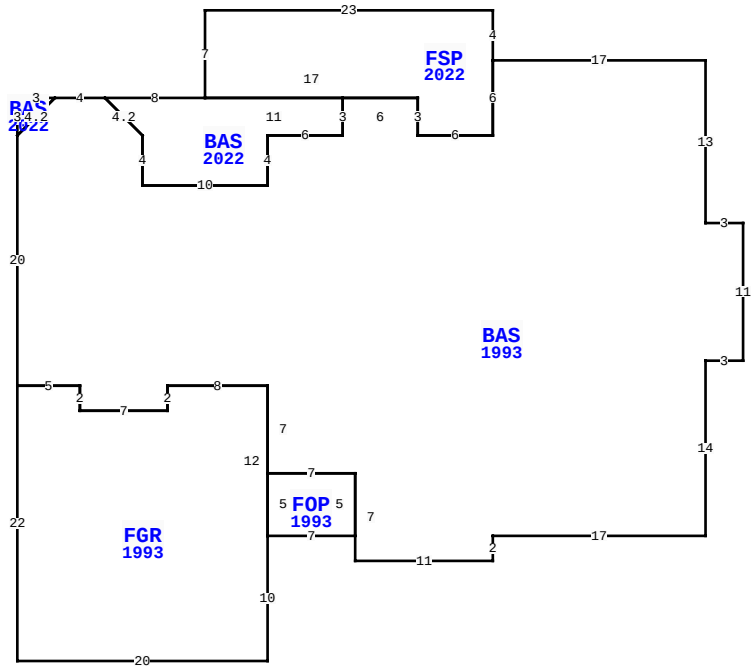
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,655	100	1993	1,655	253,592
BAS	5	100	2022	5	766
BAS	93	100	2022	93	14,251
FGR	426	55	1993	234	35,856
FOP	35	30	1993	10	1,532
FSP	179	40	2022	72	11,032
TOTALS	2,393			2,069	317,028

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,069	123.5829	171.78	355,413	1993	2003	0	0	0	10.80	89.20

1 SNGL FAM 100% - 2004 Heated Area: 1753 HX Base Yr 2004



2775 RACHEAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		369,861
TOTAL MARKET OB/XF VALUE		61,258
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,031,119
SOH/AGL Deduction		573,108
ASSESSED VALUE		458,011
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		406,600
TOTAL JUST VALUE		1,031,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1419	SCRN ENCL	10,000	04/07/2025
20200628	ADDITION	350,000	09/24/2020
20130466	REROOF W/SHINGLES	0	03/07/2013
20090932	2 WINDOWS-EAST SI	500	07/16/2009
20060008	REBUILD SHEDS	1,000	01/04/2006
7838	SWIM POOL	8,000	08/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1114/1722	2/20/2003	WD	Q	I		287,500
GRANTOR: HOWARD CHARLES W & EM						
GRANTEE: DODD JOHN H & ROSA						
0683/0915	6/23/1993	WD	Q	V		28,000
GRANTOR: BRAY MICHAEL & JULIA						
GRANTEE: HOWARD CHARLES & E						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
5	0912	SCRN RM G	0	100	0	0	414.00	SF	21.00	21.00	100	2022	2022	3	90	7,825	
6	1242	WD DECK A	0	100	0	0	273.00	SF	4.00	4.00	100	2022	2022	3	90	983	

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N13 W17 FSP=[YR=2022] N4 W23 S7 BAS=[YR=2022] W8 D3 R3 S4 E10 N4 E6 N3 W11$ E17 S3 E6 N6$ S6 W6 N3 W6 S3 W6 S4 W10 N4 U3 L3 W4 BAS=[YR=2022] W3S3 U3 R3 $ D3 L3 S20 FGR=[YR=1993] S22 E20 N10 FOP=[YR=1993] E7 N5 W7 S5 $ N12 W8 S2 W7 N2 W5 $ E5 S2 E7 N2 E8 S7 E7 S7 E11 N2 E17 N14 E3 N11 $.

LAND DESCRIPTION

TOTAL OB/XF 61,258

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	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							
2	000100	C	RES	100	0003	R-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS

LOTS 22 & 21
IN OR 1114/1722 & OR 1527/1813
BEACH HAMMOCK PB 5/154

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FERNANDINA BEACH, FL 32034

2026

00-00-31-1110-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

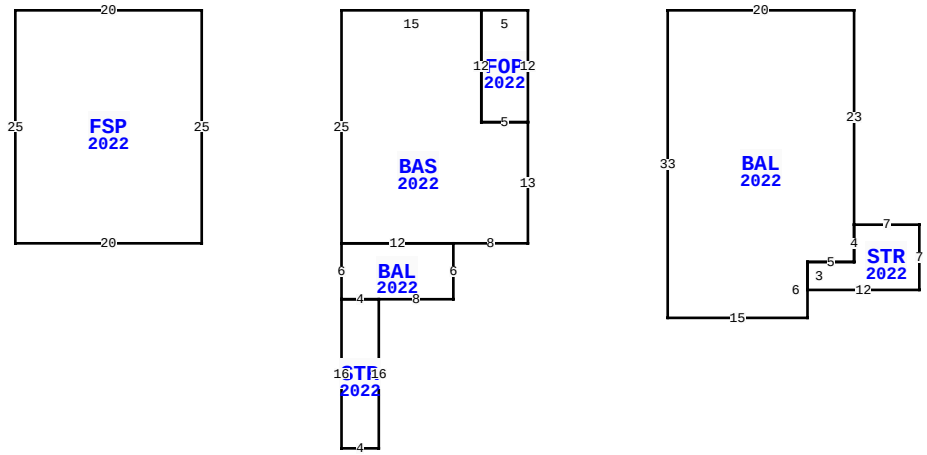
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1062.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2022	11	750
BAL	630	15	2022	94	6,408
BAS	440	100	2022	440	29,995
FOP	60	30	2022	18	1,227
FSP	500	40	2022	200	13,634
STR	64	10	2022	6	409
STR	64	10	2022	6	409
TOTALS	1,830			775	52,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	775	123.5850	69.21	53,638	2022	2022	0	0	0	1.50	98.50

2 ACCESORY U 100% - 2004 Heated Area: 440 HX Base Yr 2004



2775 RACHEAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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Tax Group: 2	Tax Dist:	
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TOTAL JUST VALUE		1,031,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		795,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7819	NEW CONSTR	52,905	07/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1114/1722	2/20/2003	WD	Q	I		287,500
GRANTOR: HOWARD CHARLES W & EM						
GRANTEE: DODD JOHN H & ROSA						
0683/0915	6/23/1993	WD	Q	V		28,000
GRANTOR: BRAY MICHAEL & JULIA						
GRANTEE: HOWARD CHARLES & E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W20 S25 E20 N25$ PTR= E15 BAS=[YR=2022] E15 FOP=[YR=2022] E5 S12 W5 N12$ S12 E5 S13 W8 BAL=[YR=2022] S6 W8 STR=[YR=2022] S16 W4 N16 E4$ W4 N6 E12$ W12 N25$ W15$ PTR= E50 BAL=[YR=2022] E20 S23 STR=[YR=2022] E7 S7 W12 N3 E5 N4$ S4 W5 S6 W15 N33$ W50$.

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

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS