

LOT 28
IN OR 2232/1132
BUCKS FDNA BEACH 1 PB 2/30

BREMER LISA E & CHRISTOPHER D
2523 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	10	ABOVE AVG 100	0500	01	2,499	120.0000	199.20	497,801	2018	2018	0	0	0	3.00	97.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2019													Heated Area: 2236													HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	11	CLAY TILE 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	3	100																																							
Bathrooms	4	100																																							
Frame	02	WOOD FRAME 100																																							
Stories	0	0 100																																							
Units	0	0 100																																							
BUD8 Adjustme	02	DIST FB 100																																							
Occupancy	00	NONE 100																																							
Quality 03 Quality Level 03																																									
DOR CODE 0100 SINGLE FAMILY																																									
MAP NUM			MKT AREA			01																																			
NEIGHBORHOOD/LOC			1058.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	2,176	100	2018	2,176	420,455																																				
BAS	60	100	2026	60	11,593																																				
FCP	132	25	2018	33	6,377																																				
FGR	212	55	2018	117	22,607																																				
FOP	223	30	2018	67	12,946																																				
FST	84	55	2018	46	8,888																																				
TOTALS			2,887		2,499	482,867																																			
EXTRA FEATURES			2523 S FLETCHER AVE, FERNANDINA BEACH																																						
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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500																									
TOTAL OB/XF 47,500																																									
LAND DESCRIPTION																																									
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	000100	C	RES	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	8,500.00	8,160.00	408,000																								
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS																																									