LOT 37
BUCKS FDNA BEACH 1 PB 2/30

STRACK DENISE & RAYMOND
2453 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0037-0000

BUILDING CHARACTERISTICS

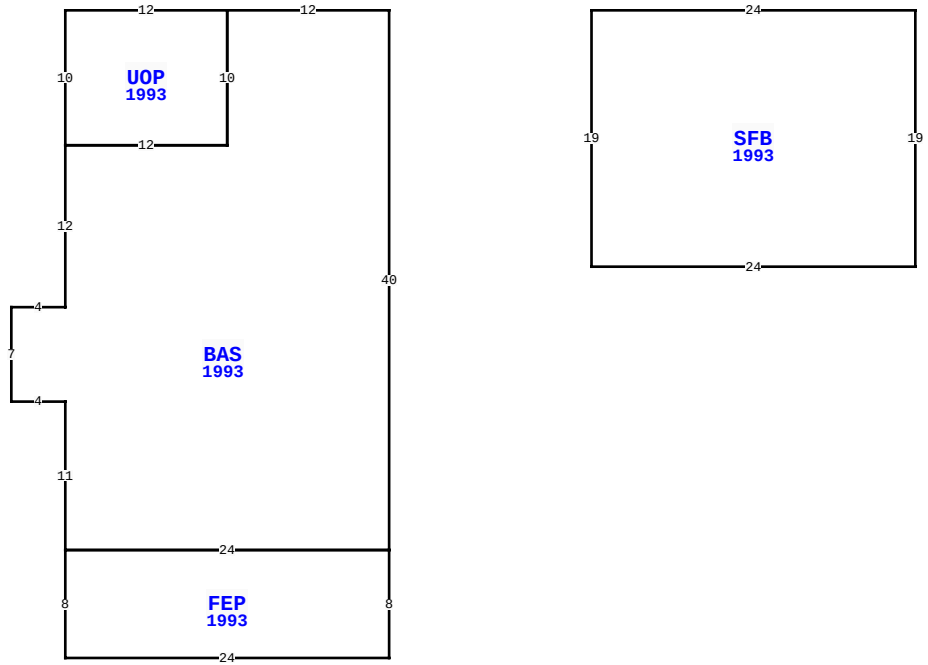
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	868	100	1993	868	107,054
FEP	192	80	1993	154	18,993
SFB	456	80	1993	365	45,017
UOP	120	20	1993	24	2,960
TOTALS	1,636			1,411	174,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,411	112.3200	156.12	220,285	1942	1970	0	0	0	21.00	79.00

1 SNGL FAM 100% - 2023 Heated Area: 1233 HX Base Yr 2023



2453 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,025
TOTAL MARKET OB/XF VALUE		4,635
TOTAL LAND VALUE - MARKET		637,500
TOTAL MARKET VALUE		816,160
SOH/AGL Deduction		567,787
ASSESSED VALUE		248,373
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,962
TOTAL JUST VALUE		816,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052535	H/AC	5,000	08/26/2005
20052536	ELEC OTHER	1,000	08/26/2005
20011020	REPAIR/RRF	2,000	05/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/1259	3/24/2022	WD	Q	I	01	685,000
GRANTOR: DEANGELIS STANLEY A						
GRANTEE: STRACK DENISE & RAY						
0788/0573	3/25/1997	WD	Q	I		80,000
GRANTOR: LINDBERG RANDOLPH J &						
GRANTEE: DEANGELIS STANLEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UOP=[YR=1993] W12 S10 E12 N10$ S10 W12 S12 W4 S7 E4 S11 FEP=[YR=1993] S8 E24 N8 W24$ E24 N40$ PTR=E15 SFB=[YR=1993] E24 S19 W24 N19$ W15$.

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	0511	GARAGE CB-	0	100	17	28	476.00	SF	40.00	40.00	100	1950	1950	3	20	3,808	
2	0940	SHEDS/PORT	0	100	11	5	55.00	SF	30.00	30.00	100	1987	1987	3	20	330	
3	1123	CB 8"	0	100	0	0	172.00	SF	6.15	6.15	100	1987	1987	3	47	497	

LAND DESCRIPTION

TOTAL OB/XF 4,635

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		R-2	50.00	110.00	50.00	FF		1.00	1.00	1.50	8,500.00	12,750.00	637,500							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 637,500 Market: 0 Agricultural: 0 Common: 637,500 PRINTED 07/09/2026 BY SYS