



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	221	15	2008	33	12,546
BAS	1,449	100	2008	1,449	550,872
BAS	64	100	2014	64	24,331
BAS	64	100	2014	64	24,331
FOP	34	30	2008	10	3,802
FOP	52	30	2008	16	6,083
FOP	126	30	2014	38	14,446
FSP	239	40	2011	96	36,497
FST	42	55	2014	23	8,744
FST	54	55	2014	30	11,405
TOTALS	3,842			3,277	245,828

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	0410	ELEVATOR
4	0416	DUNEWALKS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,277	242.3510	402.30	1,318,337	2008	2013		0	0	5.50
2 SFR CUST 0% - 0 Heated Area: 3026 HX Base Yr											
** This building has 12 Sub-Areas											
2744 S FLETCHER AVE, FERNANDINA BEACH											

BLD DATE	01/06/2009	DJ	LGL DATE	
XF DATE			LAND DATE	04/27/2026
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,245,828
TOTAL MARKET OB/XF VALUE			39,825
TOTAL LAND VALUE - MARKET			1,050,000
TOTAL MARKET VALUE			2,335,653
SOH/AGL Deduction			353,516
ASSESSED VALUE			1,982,137
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,982,137
TOTAL JUST VALUE			2,335,653
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,197,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222671	DUNE WALK	80,000	12/08/2022
20110138	XFOB	18,000	02/02/2011
20100087	XFOB	1,500	01/20/2010
20080770	GAS	600	05/07/2008
20080711	H/AC	8,250	04/29/2008
20080258	ELEC OTHER	1,400	02/21/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/3	12/05/2024	WD	U	I	11	100
GRANTOR: BLACKLEY BRAE RIGGINS						
GRANTEE: BLACKLEY BRAE RIGGI						
2458/0902	4/30/2021	WD	Q	I	01	2,150,000
GRANTOR: HARGROVE JANICE C ET						
GRANTEE: BLACKLEY BRAE RIGGI						

BUILDING NOTES	
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BUILDING DIMENSIONS	
STP=[YR=2011] W16 S3 BAS=[YR=2008] W19 S36E4 S10 FST=[YR=2014] W3 S10 E6 BAS=[YR=2014] E8 FOP=[YR=2014] E21 N6 W21 S6\$ N8 W8 S8\$ N8 W3 N2\$ S2 E11 S2 E21 N33 FSP=[YR=2011] N15 FOP=[YR=2008] N2 W17 S2 E17\$ W17 S11E4 S4 E13\$ W13 N4 W4 N13 \$ E16 N3\$ PTR= E15 FUS=[YR=2008] E19 BAL=[YR=2008] E17 S13 FOP=[YR=2008] S4 W13 N4 E13\$ W17N13\$S13 E4 S4 E13 S33 W21 BAS=[YR=2014] S6 W8 FST=[YR=2014] W6N6 E3 N2 E3 S8\$ N8 E8 S2\$ N2 W11 N12 W4 N36\$W15\$.	

LAND DESCRIPTION										TOTAL OB/XF										39,825						
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	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000									