LOT 66 IN OR 1016/351
BUCKS FDNA BEACH # 1PB2/30

KELLOGG DEBORAH I
2764 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0066-0000

BUILDING CHARACTERISTICS

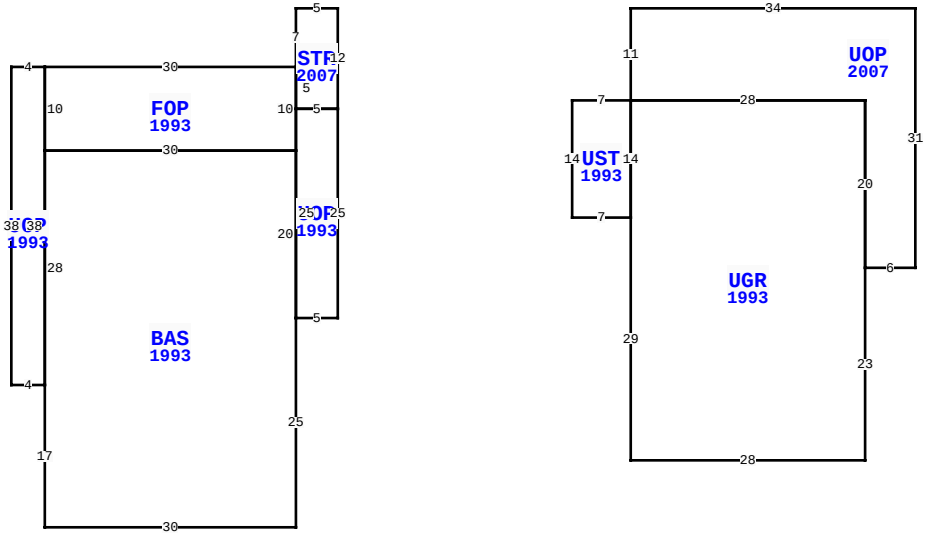
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	180,959
FOP	300	30	1993	90	12,064
STR	60	10	2007	6	805
UGR	1,204	45	1993	542	72,652
UOP	125	20	1993	25	3,351
UOP	152	20	1993	30	4,022
UOP	494	20	2007	99	13,271
UST	98	45	1993	44	5,898
TOTALS	3,783			2,186	293,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,186	104.3700	173.25	378,724	1969	1975	0	0	0	22.63	77.37

1 SFR CUST 100% - 2004 Heated Area: 1350 HX Base Yr 2004



2764 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		293,019
TOTAL MARKET OB/XF VALUE		44,420
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		1,387,439
SOH/AGL Deduction		756,776
ASSESSED VALUE		630,663
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		574,252
TOTAL JUST VALUE		1,387,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,244,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181215	DECK	46,152	04/11/2018
20121303	ROOF	6,812	07/02/2012
20102002	CHNGE SRVC	2,600	11/19/2010
20060716	REPAIR/RRF	800	04/06/2006
6000	REPAIR/RRF	3,600	05/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0351	10/26/2001	WD	Q	I		300,000
GRANTOR: DOAK JEROME R & DEBOR						
GRANTEE: KELLOGG ADDISON & D						
0979/0222	4/04/2001	PR	Q	I	01	100
GRANTOR: DOAK MARY ISABEL ESTA						
GRANTEE: BOAK JEROME R & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2007] W5 S7 FOP=[YR=1993] W30 UOP=[YR=1993] W4 S38 E4 BAS=[YR=1993] S17 E30 N25 UOP=[YR=1993] E5 N25 W5 S25$ N20 W30 S28$ N38$ S10 E30 N10$ S5 E5 N12$ PTR= E35 UOP=[YR=2007] E34 S31 W6 UGR=[YR=1993] S23 W28 N29 UST=[YR=1993] W7 N14 E7 S14$ N14 E28 S20$ N20 W28 N11$ W35$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
3	0416	DUNEWALKS	0	100	0	0	320.00	SF	30.00	30.00	100	1980	1980	3	20	1,920	

LAND DESCRIPTION

TOTAL OB/XF 44,420

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	000120	C	RES OCEAN	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS