N50 FT OF LOT 67
IN OR 1068/1338
BUCKS FDNA BEACH #1 PB 2/30

BLEDSOE EMMA MILLS
2782 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0067-0010

BUILDING CHARACTERISTICS

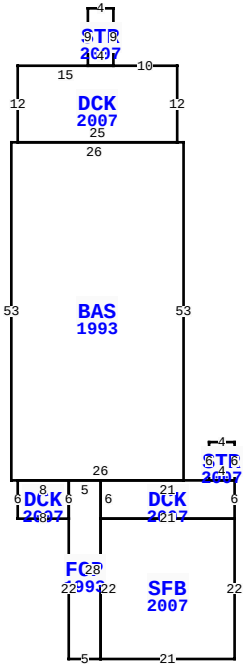
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,431	100	1993	1,431	213,145
DCK	48	10	2007	5	745
DCK	126	10	2007	13	1,937
DCK	300	10	2007	30	4,468
FOP	140	30	1993	42	6,256
SFB	462	80	2007	370	55,111
STR	24	10	2007	2	298
STR	36	10	2007	4	596
TOTALS	2,567			1,897	282,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,897	109.7600	182.20	345,633	1945	1980	0	0	0	18.25	81.75

1 SFR CUST 100% - 2005 Heated Area: 1801 HX Base Yr 2005



2782 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		282,555
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,050,000
TOTAL MARKET VALUE		1,332,555
SOH/AGL Deduction		723,788
ASSESSED VALUE		608,767
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		557,356
TOTAL JUST VALUE		1,332,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,221,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062420	ELEC OTHER	500	10/26/2006
20062207	H/AC	3,955	09/21/2006
20061331	REPAIR/RRF	7,600	06/13/2006
20061223	REMODEL	100,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1068/1338	7/16/2002	QC	Q	I	06	100
GRANTOR: MILLS ALICE V & EMMA						
GRANTEE: BLEDSOE EMMA MILLS						
0649/0009	2/13/1992	WD	Q	I	01	100
GRANTOR: MILLS ALICE						
GRANTEE: MILLS & BLEDSOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCK=[YR=2007] N12 W10 STR=[YR=2007] N9 W4 S9 E4$ W15 S12 E25$ W26 S53 E1 DCK=[YR=2007] S6 E8 FOP=[YR=1993] S22 E5 SFB=[YR=2007] E21 N22 DCK=[YR=2007] N6 STR=[YR=2007] N6 W4 S6 E4 $ W21 S6 E21$ W21 S22$ N28 W5 S6$ N6 W8$ E26 N53$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	125.00	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