LOT 78
BUCKS FDNA BEACH 1 PB 2/30

LANDIS JOHN M & REGINA M
2691 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0078-0000

BUILDING CHARACTERISTICS

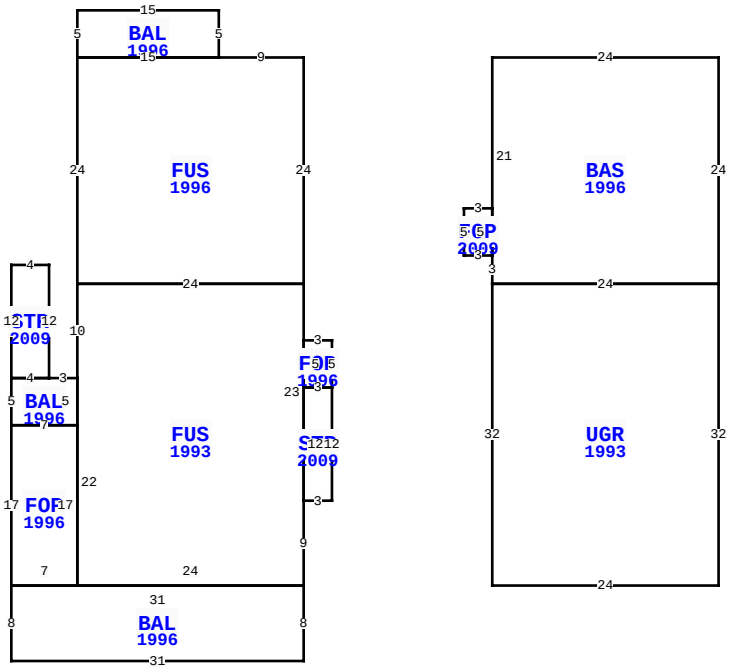
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAL	35	15	1996	5	842
BAL	75	15	1996	11	1,852
BAL	248	15	1996	37	6,231
BAS	576	100	1996	576	96,990
FOP	15	30	1996	4	673
FOP	119	30	1996	36	6,062
FOP	15	30	2009	4	673
FUS	768	100	1993	768	129,320
FUS	576	100	1996	576	96,990
STR	36	10	2009	4	673
TOTALS	3,279			2,372	399,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,372	119.3346	198.10	469,893	1969	1995	0	0	0	15.00	85.00

1 SFR CUST 100% - 2021 Heated Area: 1920 HX Base Yr 2021



** This building has 12 Sub-Areas

2691 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		399,409
TOTAL MARKET OB/XF VALUE		2,041
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		826,450
SOH/AGL Deduction		219,413
ASSESSED VALUE		607,037
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		555,626
TOTAL JUST VALUE		826,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		770,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121300	ROOF	4,377	07/06/2012
20090832	H/AC	4,500	06/29/2009
B959281	ADDITION	69,340	09/05/1995
4993	REPAIR/RRF	6,500	08/25/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/1292	3/09/2020	WD	Q	I	01	605,000
GRANTOR: OGBURN SCOTT E & SHAR						
GRANTEE: LANDIS JOHN M & REG						
1856/0714	4/15/2013	WD	Q	I	02	437,500
GRANTOR: MITCHUM JOHN P & HARR						
GRANTEE: OGBURN SCOTT E & SH						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1996] W9 BAL=[YR=1996] N5 W15 S5 E15$ W15 S24 FUS=[YR=1993] S10 BAL=[YR=1996] W3 STR=[YR=2009] N12 W4 S12 E4$ W4 S5 FOP=[YR=1996] S17 BAL=[YR=1996] S8 E31 N8 W31$ E7 N17 W7$ E7 N5$ S22 E24 N9 STR=[YR=2009] E3 N12 FOP=[YR=1996] N5 W3 S5 E3$ W3 S12$ N23 W24$ E24 N24$ PTR= E20 BAS=[YR=1996] E24 S24 UGR=[YR=1993] S32 W24 N32 E24$ W24 N3 FOP=[YR=2009] W3 N5 E3 S5$ N21$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520	
3	1126	CB/STC 8"	0	100	40	2	80.00	SF	8.00	8.00	100	1996	1996	3	68	435	
4	1242	WD DECK A	0	100	0	0	43.00	SF	10.00	10.00	100	1996	1996	3	20	86	

LAND DESCRIPTION

TOTAL OB/XF 2,041

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	1.00	8,500.00	8,500.00	425,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/09/2026 BY SYS