LOT 81
BUCKS FDNA BEACH 1 PB 2/30

TROEDSSON MATS H T/MACKBY JO
2727 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0081-0000

BUILDING CHARACTERISTICS

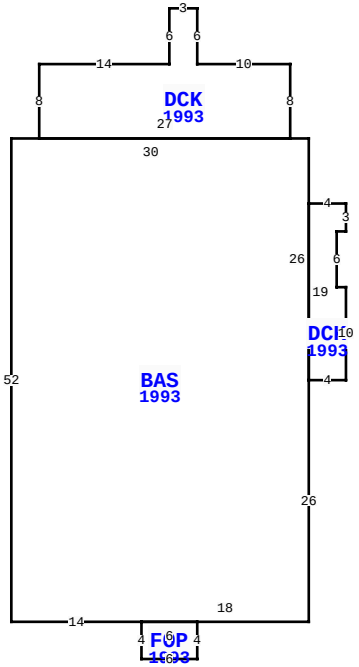
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,664	100	1993	1,664	210,132
DCK	70	10	1993	7	884
DCK	234	10	1993	23	2,905
FOP	24	30	1993	7	884
TOTALS	1,992			1,701	214,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,701	115.0000	159.85	271,905	1940	1970	0	0	0	21.00	79.00

1 SNGL FAM 100% - 2025 Heated Area: 1664 HX Base Yr 2025



2727 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		214,805
TOTAL MARKET OB/XF VALUE		24,000
TOTAL LAND VALUE - MARKET		408,000
TOTAL MARKET VALUE		646,805
SOH/AGL Deduction		119,759
ASSESSED VALUE		527,046
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		475,635
TOTAL JUST VALUE		646,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121670	HVAC	3,000	08/15/2012
20060378	REMODEL	1,200	02/21/2006
20060350	REPAIR/RRF	5,400	02/15/2006
B032518	REPAIR/RRF	2,000	02/17/2003
7692	ADDITION	2,000	05/07/1993
7021	ADDITION	3,000	04/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/1895	11/15/2024	WD	Q	I	01	810,000
GRANTOR: COLLINS MICHAEL RYAN						
GRANTEE: TROEDSSON MATS H T						
2021/0084	12/17/2015	WD	Q	I	01	359,000
GRANTOR: NIXON WILLIAM F TRUST						
GRANTEE: COLLINS MICHAEL RYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=1993] N8 W10 N6 W3 S6 W14 S8 E27$ W30 S52 E14 FOP=[YR=1993] S4 E6 N4 W6$ E18 N26 DCK=[YR=1993] E4 N10 W1 N6 E1 N3 W4 S19$ N26$.

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
3	1242	WD DECK A	0	100	0	0	4,800.00	SF	10.00	10.00	100	2013	2013	3	50	24,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	0.96	8,500.00	8,160.00	408,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS