

LOT 85
IN OR 1814/1782
BUCKS FDNA BEACH 1PB2/30

ADAMS JOHN H
2767 S FLETCHER AV
FERNANDINA BCH, FL 32034

2026

00-00-31-114A-0085-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	07	ASB SHNGLE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	09	PINE WOOD 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	1,080	100	1993	1,080	97,746
DCK	192	10	1994	19	1,720
FEP	77	80	1993	62	5,611
TOTALS	1,349			1,161	105,078

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,161	100.1700	139.24	161,658	1936	1970	0	0	35.00	65.00
1 SNGL FAM		100% - 2012		Heated Area: 1080				HX Base Yr 2012			
12 24 16 DCK 1994 16 12 45 BAS 1993 45 22 2 11 FEP 1993 11											
BLD DATE						LGL DATE			MLU		
XF DATE						LAND DATE			04/27/2026		