LOT 86
BUCKS FDNA BEACH # 1 PB2/30

PHANSTIEL CAROLYN E REV TRUST/PHANSTIEL OTTO IV TR
4350 BENDING BRANCH LANE
OVIEDO, FL 32766

2026

00-00-31-114A-0086-0000

BUILDING CHARACTERISTICS

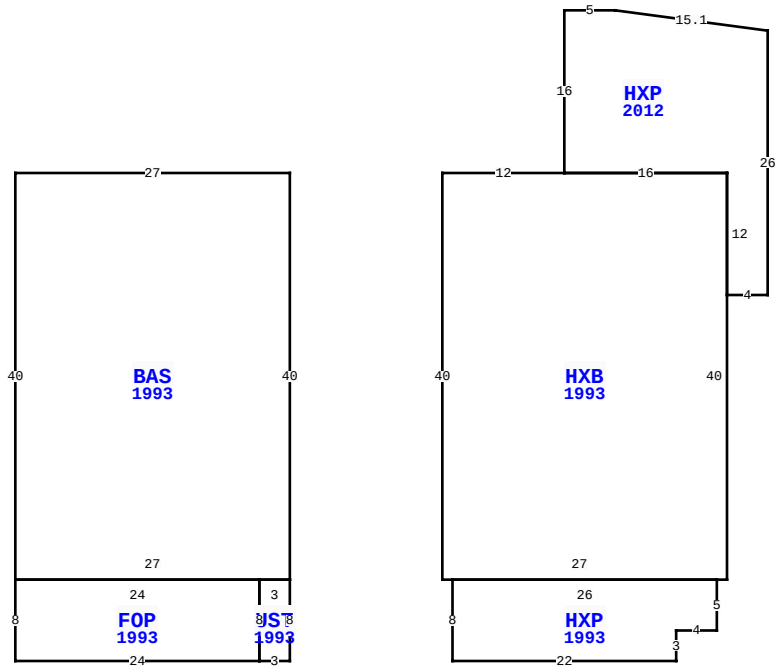
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	126,554
FOP	192	30	1993	58	6,797
HXB	1,120	100	1993	1,120	131,242
HXP	196	30	1993	59	6,914
HXP	353	30	2012	106	12,421
UST	24	45	1993	11	1,289
TOTALS	2,965			2,434	285,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,434	108.7800	151.20	368,021	1962	1980	0	0	0	22.50	77.50

1 DUPLEX 0% - 2025 Heated Area: 2200 HX Base Yr



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

2785 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	285,216
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	693,216
SOH/AGL Deduction	0
ASSESSED VALUE	693,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	693,216
TOTAL JUST VALUE	693,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190362	DECK/REAR	0	06/10/2019
20120971	EXT LIGHT	400	05/30/2012
20120640	REAR DOOR/DECK AD	15,000	04/13/2012
20111099	H/AC	0	07/05/2011
20110971	ELEC OTHER	200	06/15/2011
20110479	OTHER	800	04/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1407	1/24/2024	TD	U	I	11	100
GRANTOR: ULRICH CHERYL P TRUST						
GRANTEE: PHANSTIEL OTTO IV T						
2690/1322	1/23/2024	FJ	U	I	11	0
GRANTOR: PHANSTIEL CAROLYN E E						
GRANTEE: PHANSTIEL CAROLYN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S40 FOP=[YR=1993] S8 E24 UST=[YR=1993]
E3 N8 W3 S8 $ N8 W24 $ E27 N40 $ PTR= E15 HXB=[YR=1993] E12
HXP=[YR=2012] N16 E5 D2 R15 S26 W4 N12 W16$ E16 S40 W1
HXP=[YR=1993] S5 W4 S3 W22 N8 E26 $ W27 N40 $ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0		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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS