LOT 88
BUCKS FDNA BEACH #1 PB 2/30

WHICKER DANA & SUSAN
96448 CAYMAN CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0088-0000

NASSAU COUNTY PROPERTY

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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	14	CARPET 100
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	01	Quality Level 01

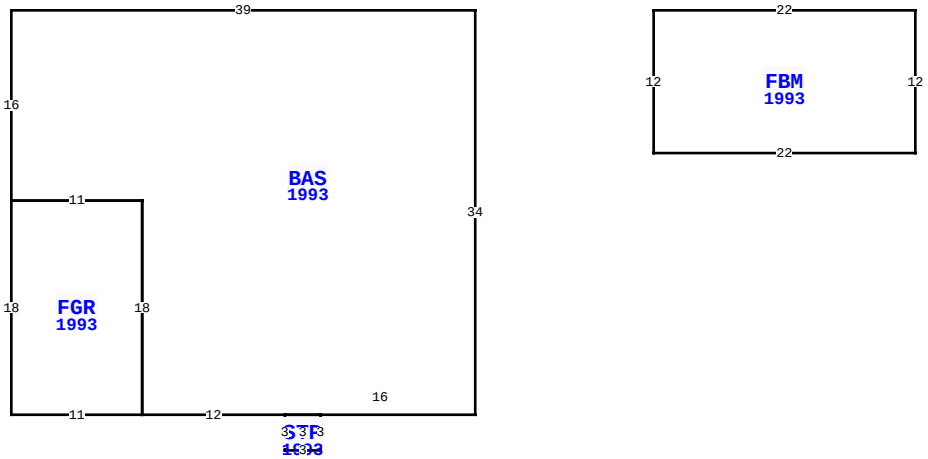
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1993	1,128	23,237
FBM	264	80	1993	211	4,347
FGR	198	55	1993	109	2,245
STP	9	10	1993	1	21
TOTALS	1,599			1,449	29,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,449	98.1000	103.00	149,247	1930	1930	50	0	0	31.00	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 1339 HX Base Yr



2805 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	29,849
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	454,849
SOH/AGL Deduction	0
ASSESSED VALUE	454,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,849
TOTAL JUST VALUE	454,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071261	ELEC OTHER	600	07/10/2007
B041718	REPAIR/RRF	5,000	09/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/1673	11/26/2025	WD	Q	I	01	500,000
GRANTOR: LANSDELL FAMILY REV T						
GRANTEE: WHICKER DANA & SUSA						
1419/0240	6/09/2006	WD	Q	I	01	100
GRANTOR: LANSDELL ROBERT III &						
GRANTEE: LANSDELL ROBERT H I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S16 FGR=[YR=1993] S18 E11 N18 W11 $ E11 S18 E12 STP=[YR=1993] S3 E3 N3 W3 $ E16 N34 $ PTR= E15 FBM=[YR=1993] E22 S12 W22 N12 $ W15 $.

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	000100	C	RES	0		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