

LOT 90
IN OR 2031/51
BUCKS FDNA BEACH #1 PB 2/30

BLOUNT KIMBERLY J
2825 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0090-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
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
BAS	920	100	1999	920	137,904
FGR	480	55	1999	264	39,573
FOP	8	30	1999	2	300
FOP	315	30	2024	94	14,090
FUS	1,256	100	1999	1,256	188,269
PTO	8	5	1999	0	0
STR	70	10	2024	7	1,050
UOP	144	20	1999	29	4,347
UOP	324	20	2024	65	9,743
TOTALS	3,525			2,637	395,274

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
4	0860	POOL/SPA

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,637	117.2160	162.93	429,646	1999	2009	0	0	0	8.00
2 SNGL FAM 100% - 2024 Heated Area: 2176 HX Base Yr 2024											
2825 S FLETCHER AVE, FERNANDINA BEACH											

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

TOTAL OB/XF 50,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	50.00	110.00	50.00	FF	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		395,274	
TOTAL MARKET OB/XF VALUE		50,000	
TOTAL LAND VALUE - MARKET		408,000	
TOTAL MARKET VALUE		853,274	
SOH/AGL Deduction		79,917	
ASSESSED VALUE		773,357	
TOTAL EXEMPTION VALUE		HX HB WX	56,411
BASE TAXABLE VALUE		716,946	
TOTAL JUST VALUE		853,274	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		773,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200698	SWIM POOL	0	01/20/2021
20121497	DRYWL, DOOR	3,500	07/25/2012
B020294	XFOB	2,000	02/21/2002
B984206	NEW CONSTR	115,000	08/24/1998
3585B	N/A	400	02/01/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2379/0826	7/15/2020	WD	Q	I	01
GRANTOR: LAWRENCE BEVERLEE A &					
GRANTEE: BLOUNT KIMBERLY J &					
2031/0051	3/01/2016	WD	U	I	11
GRANTOR: LAWRENCE BEVERLEE A					
GRANTEE: LAWRENCE BEVERLY A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FUS=[YR=1999;ORIG=15,0] E3 E26 E6 S40 W23 N12 W12 N28 \$											
BAS=[YR=1999;ORIG=-12,0] W20 W3 S40 E19 E4 N40 \$											
FGR=[YR=1999;ORIG=0,0] W9 W3 S40 E12 N40 \$											
UOP=[YR=1999;ORIG=27,40] N12 W12 S12 E12 \$											
FOP=[YR=1999;ORIG=-16,40] S2 E4 N2 W4 \$											
PTO=[YR=1999;ORIG=-16,42] S2 E4 N2 W4 \$											
PTR=[ORIG=0,0] E15 W15 \$											
UOP=[YR=2024;ORIG=18,0] E26 N3 W3 N10 N1 W16 S1 W7 S13 \$											
STR=[YR=2024;ORIG=41,-13] E7 S10 W4 W3 N10 \$											
FOP=[YR=2024;ORIG=-32,0] E20 E3 N13 N1 W16 S1 W7 S13 \$											