LOT 91
IN OR 1948/1176
BUCKS FDNA BEACH #1 PB 2/30

A & A REALTY HOLDINGS LLC
PO BOX 16164
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0091-0000

BUILDING CHARACTERISTICS

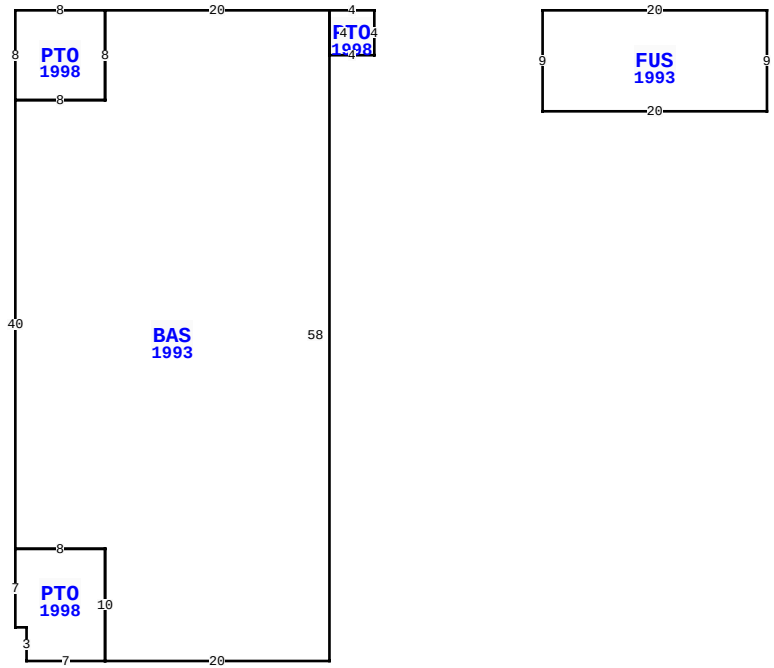
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,480	100	1993	1,480	196,739
FUS	180	100	1993	180	23,927
PTO	16	5	1998	1	133
PTO	64	5	1998	3	398
PTO	77	5	1998	4	532
TOTALS	1,817			1,668	221,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,668	115.9200	161.13	268,765	1940	1990	0	0	0	17.50	82.50

1 SNGL FAM 0% - 0 Heated Area: 1660 HX Base Yr



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

2835 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	221,731
TOTAL MARKET OB/XF VALUE	1,282
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	631,013
SOH/AGL Deduction	23,221
ASSESSED VALUE	607,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,792
TOTAL JUST VALUE	631,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B983671	REMODEL	50,000	05/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1948/1176	11/21/2014	WD	Q	I	01	285,000
GRANTOR: BLACKWELL KAREN R						
GRANTEE: A & A REALTY HOLDIN						
1306/1230	4/04/2005	WD	Q	I		439,000
GRANTOR: JORDAN MICHAEL C & EL						
GRANTEE: BLACKWELL KAREN R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W4 BAS=[YR=1993] W20 PTO=[YR=1998] W8 S8 E8 N8 $ S8 W8 S40 PTO=[YR=1998] S7 E1 S3 E7 N10 W8 $ E8 S10 E20 N58 $ S4 E4 N4 $ PTR= E15 FUS=[YR=1993] E20 S9 W20 N9 $ 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
3	0820	WOOD WALK	0	0	0	0	66.00	SF	11.75	11.75	100	2000	2000	3	40	310	
4	1242	WD DECK A	0	0	0	0	324.00	SF	15.00	15.00	100	2000	2000	3	20	972	

LAND DESCRIPTION

TOTAL OB/XF 1,282

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	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