LOT 92
BUCKS FDNA BEACH #1 PB 2/30

WALDEN JAMES M II L/E/GATTO-WALDEN PATRICIA A L/E
2845 SOUTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034-2337

2026

00-00-31-114A-0092-0000

BUILDING CHARACTERISTICS

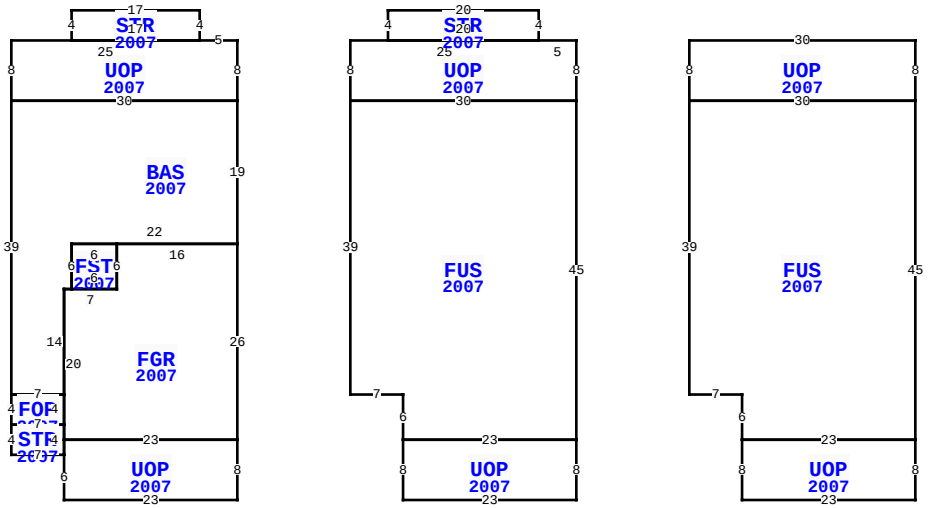
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	716	100	2007	716	117,743
FGR	556	55	2007	306	50,320
FOP	28	30	2007	8	1,316
FST	36	55	2007	20	3,289
FUS	1,308	100	2007	1,308	215,096
FUS	1,308	100	2007	1,308	215,096
STR	28	10	2007	3	493
STR	68	10	2007	7	1,151
STR	80	10	2007	8	1,316
UOP	184	20	2007	37	6,084
TOTALS	5,400			3,939	647,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,939	108.8640	180.71	711,817	2007	2007	0	0	0	9.00	91.00

1 SFR CUST 100% - 2008 Heated Area: 3332 HX Base Yr 2008



** This building has 15 Sub-Areas

2845 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	01/09/2007	DJ	LGL DATE	
XF DATE			LAND DATE	04/27/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		647,753
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		408,000
TOTAL MARKET VALUE		1,055,753
SOH/AGL Deduction		529,798
ASSESSED VALUE		525,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		474,544
TOTAL JUST VALUE		1,055,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		984,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222402	REPAIR/RRF	0	07/22/2022
20070064	GAS	550	01/12/2007
20062597	H/AC	7,200	11/27/2006
20061632	NEW CONSTR	425,000	07/10/2006
20061621	DEMOLITION	0	07/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/283	5/12/2025	LE	U	I	11	100
GRANTOR: WALDEN JAMES II & PAT						
GRANTEE: WALDEN JAMES M II L						
0988/0024	5/24/2001	QC	Q	V	01	100
GRANTOR: WALDEN JAMES M II & P						
GRANTEE: WALDEN JAMES M II &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W5 STR=[YR=2007] N4 W17 S4 E17$ W25 S8
BAS=[YR=2007] S39 FOP=[YR=2007] S4 STR=[YR=2007] S4 E7
UOP=[YR=2007] S6 E23 N8 FGR=[YR=2007] N26 W16 FST=[YR=2007]
W6 S6 E6 N6$ S6 W7 S20 E23$ W23 S2$ N4 W7$ E7 N4W7$ E7 N14 E1
N6 E22 N19 W30$ E30 N8$ PTR=E15 UOP=[YR=2007] S8
FUS=[YR=2007] S39 E7 S6 UOP=[YR=2007] S8 E23 N8 W23$ E23
N45 W30$ E30 N8 W5 STR=[YR=2007] N4 W20 S4 E20$ W25$ W15$
PTR=E60 UOP=[YR=2007] S8 FUS=[YR=2007] S39 E7 S6
UOP=[YR=2007] S8 E23 N8 W23$ E23 N45 W30$ E30 N8 W30$ W60$.

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	100		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