LOT 94
BUCKS FDNA BEACH #1 PB 2/30

GIALENIOS GEORGE ANTHONY & NATALIE FELICIA
2863 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0094-0000

BUILDING CHARACTERISTICS

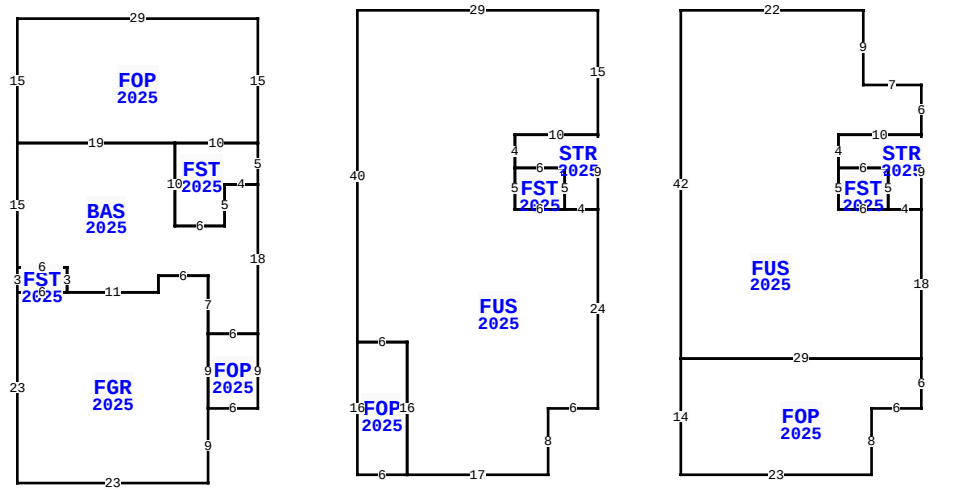
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	442	100	2025	442	92,433
FGR	541	55	2025	298	62,319
FOP	54	30	2025	16	3,346
FOP	96	30	2025	29	6,065
FOP	358	30	2025	107	22,376
FOP	435	30	2025	130	27,186
FST	18	55	2025	10	2,091
FST	30	55	2025	16	3,346
FST	30	55	2025	16	3,346
FST	80	55	2025	44	9,201
TOTALS	4,659			3,575	747,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,575	126.1665	209.44	748,748	2024	2024	0	0	0	0.15	99.85

1 SFR CUST 100% - 2025 Heated Area: 2897 HX Base Yr 2025



** This building has 14 Sub-Areas

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

2863 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		747,625
TOTAL MARKET OB/XF VALUE		55,000
TOTAL LAND VALUE - MARKET		408,000
TOTAL MARKET VALUE		1,210,625
SOH/AGL Deduction		130,663
ASSESSED VALUE		1,079,962
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,028,551
TOTAL JUST VALUE		1,210,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,103,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0216	POOL	55,000	04/24/2024
2023-0134	CO		04/09/2024
2023-0134	COND 2920		04/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1994	2/22/2022	WD	Q	V	01	475,000
GRANTOR: LASSERRE CHARLES W						
GRANTEE: GIALENIOS GEORGE AN						
2085/1832	11/30/2016	SW	U	V	11	100
GRANTOR: LASSERRE CURTISS H						
GRANTEE: LASSERRE CHARLES W						

BUILDING NOTES

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
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=-40,-6] E29 S15 W10 S4 S5 E6 E4 S24 W6 S8 W17 N16 W6 N40 $
FUS=[YR=2025;ORIG=-1,-6] E22 S9 E7 S6 W10 S4 S5 E6 E4 S18 W29 N42 $
FGR=[YR=2025;ORIG=-81,28] E6 E11 N2 E6 S7 S9 S9 W23 N23 $
BAS=[YR=2025;ORIG=-81,10] E19 S10 E6 N5 E4 S18 W6 N7 W6 S2 W11 N3 W6 N15 $
FOP=[YR=2025;ORIG=-81,-5] E29 S15 W10 W19 N15 $
FOP=[YR=2025;ORIG=-1,36] E29 S6 W6 S8 W23 N14 $
FOP=[YR=2025;ORIG=-40,34] E6 S16 W6 N16 $
FST=[YR=2025;ORIG=-62,10] S10 E6 N5 E4 N5 W10 $
STR=[YR=2025;ORIG=-21,9] E10 S9 W4 N5 W6 N4 $

LAND DESCRIPTION

TOTAL OB/XF 55,000

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 07/09/2024 BY DJ Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS