LOT 95
IN OR 1689/351
BUCKS FDNA BEACH #1 PB 2/30

DOUGHER KENNETH R &/BODTKER MARCEIL E
2430 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0095-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

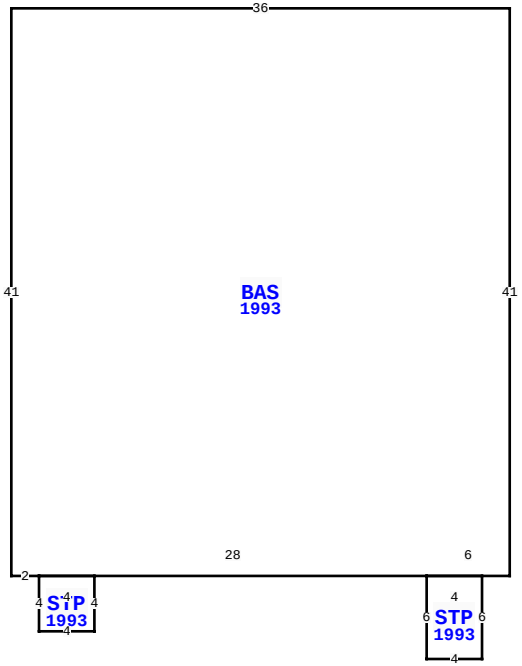
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1993	1,476	115,213
STP	16	10	1993	2	156
STP	24	10	1993	2	156
TOTALS	1,516			1,480	115,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,480	92.8200	129.02	190,950	1946	1946	0	0	0	39.50	60.50

1 SNGL FAM 0% - 0 Heated Area: 1476 HX Base Yr



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

2875 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,315
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	569,315
SOH/AGL Deduction	40,176
ASSESSED VALUE	529,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,139
TOTAL JUST VALUE	569,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090553	REPAIR/RRF	6,100	05/05/2009
B9610063	REPAIR/RRF	480	09/27/1996
7981	REPAIR/RRF	1,400	11/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0351	7/19/2010	QC	U	I	11	100
GRANTOR: BODTKER MAXWELL GORDO						
GRANTEE: DOUGHER KENNETH & M						
0575/1070	8/01/1989	WD	Q	I		85,400
GRANTOR: MORCH CLAUS						
GRANTEE: BODTKER MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S41 E2 STP=[YR=1993] S4 E4 N4 W4 $ E28
STP=[YR=1993] S6 E4 N6 W4 $ E6 N41 $.

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

LOT 95
IN OR 1689/351
BUCKS FDNA BEACH #1 PB 2/30

DOUGHER KENNETH R &/BODTKER MARCEIL E
2430 LOS ROBLES DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0095-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

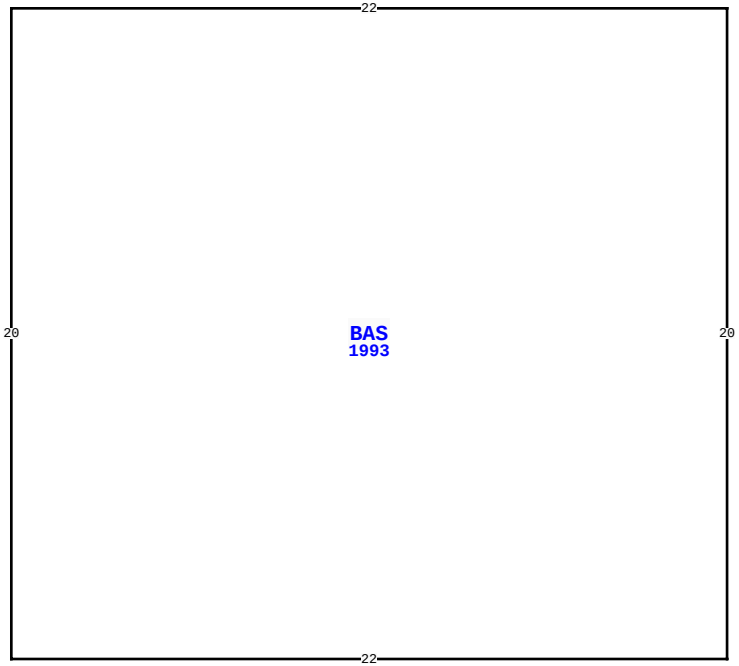
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	1993	440	28,790
TOTALS	440			440	28,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	440	103.0000	108.15	47,586	1946	1946	0	0	0	39.50	60.50

2 SINGLE FAM 0% - 0 Heated Area: 440 HX Base Yr



2875 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,315
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	425,000
TOTAL MARKET VALUE	569,315
SOH/AGL Deduction	40,176
ASSESSED VALUE	529,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	529,139
TOTAL JUST VALUE	569,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0351	7/19/2010	QC	U	I	11	100
GRANTOR: BODTKER MAXWELL GORDO						
GRANTEE: DOUGHER KENNETH & M						
0575/1070	8/01/1989	WD	Q	I		85,400
GRANTOR: MORCH CLAUS						
GRANTEE: BODTKER MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S20 E22 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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