LOT 203
GA FDNA BEACH 2 UNR

HORTON RODNEY D REVOCABLE TRUST/HORTON RODNEY D TR
535 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0203-0000

BUILDING CHARACTERISTICS

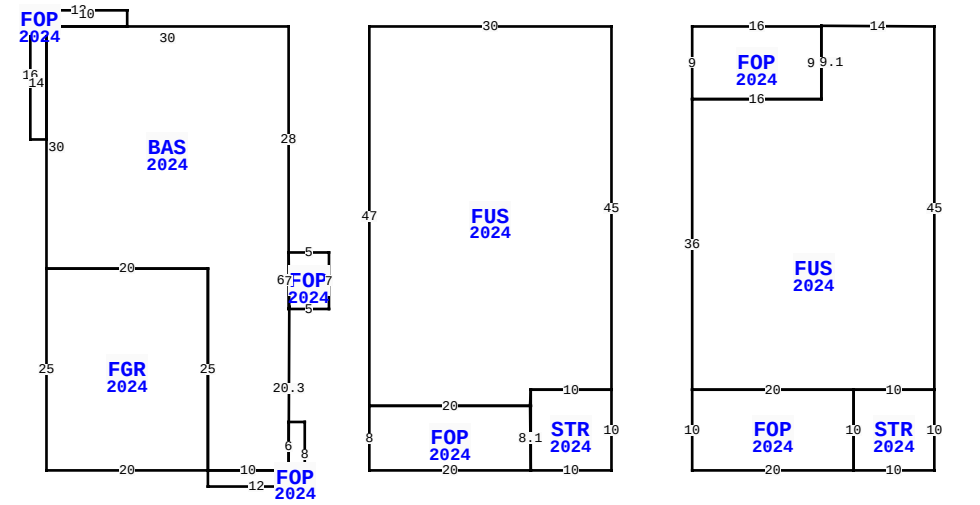
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 70
Frame	04	REIN CONC 30
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,151	100	2024	1,151	124,867
FGR	500	55	2024	275	29,833
FOP	35	30	2024	10	1,085
FOP	36	30	2024	11	1,193
FOP	52	30	2024	16	1,735
FOP	144	30	2024	43	4,665
FOP	160	30	2024	48	5,207
FOP	200	30	2024	60	6,509
FUS	1,207	100	2024	1,207	130,941
FUS	1,390	100	2024	1,390	150,794
TOTALS	5,075			4,231	458,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,231	103.8400	109.03	461,306	2023	2023	0	0	0	0.50	99.50

1 SINGLE FAM 100% - 2026 Heated Area: 3748 HX Base Yr 2026



** This building has 12 Sub-Areas

535 N FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		458,999
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		794,199
SOH/AGL Deduction		0
ASSESSED VALUE		794,199
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		742,788
TOTAL JUST VALUE		794,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222361	NEW CONSTR	0	10/07/2022
2022-2361			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1304	2/27/2024	WD	U	I	11	100
GRANTOR: HORTON RODNEY DON						
GRANTEE: HORTON RODNEY D REV						
2557/1969	4/26/2022	QC	U	V	11	213,200
GRANTOR: 1551 LLC						
GRANTEE: HORTON RODNEY DON						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=40,0] E30 S45 W10 S2 W20 N47 $
FUS=[YR=2024;ORIG=80,9] E16 N9.1 D0.1R14 S45 W10 W20 N36 $
BAS=[YR=2024;ORIG=30,0] W30 S30 E20 S25 E10 U20.3R0.1 U6.9L0.1 N28 $
FGR=[YR=2024;ORIG=0,30] S25 E20 N25 W20 $
FOP=[YR=2024;ORIG=80,55] E20 N10 W20 S10 $
FOP=[YR=2024;ORIG=40,47] E20 S8 W20 N8 $
FOP=[YR=2024;ORIG=80,0] E16 S9 W16 N9 $
STR=[YR=2024;ORIG=70,55] W10 U8.1L0.1 U1.11R0.1 E10 S10 $
STR=[YR=2024;ORIG=100,45] E10 S10 W10 N10 $
FOP=[YR=2024;ORIG=10,0] N2 W12 S16 E2 N14 E10 $
FOP=[YR=2024;ORIG=30,49] E2 S8 W12 N2 E10 N6 $

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
1	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 12/04/2023 BY TW Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS