

LOT 214  
IN OR 2770/158  
GA FDNA BEACH SEC 2 UNR

ROGERS DONNA E L/E/  
429 N FLETCHER AVE  
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0214-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 70   |
| Exterior Wall            | 23 | REINF CONC 30  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 15 | HARDTILE 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 03 | MASONRY 100    |
| Stories                  |    | 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 | 1041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,048            | 100         | 1993 | 1,048        | 160,487              |
| BAS       | 240              | 100         | 2000 | 240          | 36,753               |
| FOP       | 56               | 30          | 2000 | 17           | 2,604                |
| FOP       | 160              | 30          | 2000 | 48           | 7,351                |
| FST       | 72               | 55          | 2000 | 40           | 6,126                |
| UST       | 54               | 45          | 2000 | 24           | 3,675                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,630 |  |  | 1,417 | 216,995 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 2              | 0819       | CONC 12"    | 0   | 100 | 8  | 6  | 48.00  | SF | 4.75  | 4.75           | 171   |
| 3              | 1241       | WD DECK G   | 0   | 100 | 37 | 10 | 370.00 | UT | 23.00 | 23.00          | 2,213 |
| 4              | 1241       | WD DECK G   | 0   | 100 | 25 | 13 | 325.00 | UT | 23.00 | 23.00          | 1,944 |
| 8              | 1125       | CB/STC 6"   | 0   | 100 | 9  | 6  | 54.00  | SF | 7.35  | 7.35           | 325   |
| 9              | 1125       | CB/STC 6"   | 0   | 100 | 27 | 2  | 54.00  | SF | 7.35  | 7.35           | 325   |
| 10             | 0940       | SHEDS/PORT  | 0   | 100 | 10 | 8  | 80.00  | SF | 30.00 | 30.00          | 480   |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-2      | 50.00 | 100.00 | 50.00       | FF        |        |

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |         |        |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                                | 01  | 1,417     | 133.5360    | 185.62         | 263,024        | 1948 | 1990 | 0    | 0    | 0 17.50 | 82.50  |
| 1 SNGL FAM 100% - 2025 Heated Area: 1288 HX Base Yr 2025            |     |           |             |                |                |      |      |      |      |         |        |
|                                                                     |     |           |             |                |                |      |      |      |      |         |        |
| 429 N FLETCHER AVE, FERNANDINA BEACH                                |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2026 MLU |     |           |             |                |                |      |      |      |      |         |        |

| NASSAU COUNTY PROPERTY    |  |                          |  | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------------------|--|-------------|---|
| VALUATION SUMMARY         |  |                          |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 2             |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | TOTAL MARKET OB/XF VALUE |  | 216,995     |   |
| TOTAL LAND VALUE - MARKET |  | TOTAL MARKET VALUE       |  | 547,453     |   |
| SOH/AGL Deduction         |  | ASSESSED VALUE           |  | 499,920     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB WX                 |  | 56,411      |   |
| BASE TAXABLE VALUE        |  | TOTAL JUST VALUE         |  | 547,453     |   |
| NCON VALUE                |  | INCOME VALUE             |  | 0           |   |
| PREVIOUS YEAR MKT VALUE   |  |                          |  | 486,777     |   |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20062334   | 200 AMP METER & R | 1,500  | 10/16/2006 |
| 20020793   | DRIVEWAY          | 1,000  | 05/09/2002 |
| 20003985   | 2ND WOOD DECK     | 450    | 09/18/2000 |
| 984559     | ADDITION          | 17,500 | 11/23/1998 |
| 19983888   | FENCE             | 950    | 06/16/1998 |
| 19983362   | ADDITION          | 5,000  | 03/16/1998 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2770/158                       | 2/25/2025  | LE U      | I   | I   | 11     |
| GRANTOR: ROGERS DONNA E        |            |           |     |     |        |
| GRANTEE: ROGERS GWENDOLYN NO   |            |           |     |     |        |
| 2228/0240                      | 10/04/2018 | WD Q      | I   | I   | 01     |
| GRANTOR: SIMONDS WILLIAM P & C |            |           |     |     |        |
| GRANTEE: ROGERS DONNA E        |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FST=[YR=2000] W4 BAS=[YR=1993] W12 S14 W12 UST=[YR=2000] N6 W9 S6 E9 \$ W16 S14 E10 S14 FOP=[YR=2000] S10 E16 N10 W16 \$ E16 S10 E2 BAS=[YR=2000] E12 N20 W12 S20 \$ N20 E12 FOP=[YR=2000] E4 N14 W4 S14 \$ N32 \$ S18 E4 N18 \$ . |  |  |  |  |  |  |  |  |  |  |  |