

LOT 225
L/E IN OR 734 PG 1048
GA FDNA BEACH # 2 UNR

ROBERTS DONALD W L/E/
333 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0225-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 50
Interior Wall	05 DRYWALL 50
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0800 MULTI-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
APT	1,000	100	1993	1,000	118,561
HXB	1,044	100	1993	1,044	123,777
HXP	192	30	1993	58	6,876
HXU	66	55	1993	36	4,269
UOP	80	20	1993	16	1,897
UOP	90	20	1993	18	2,134

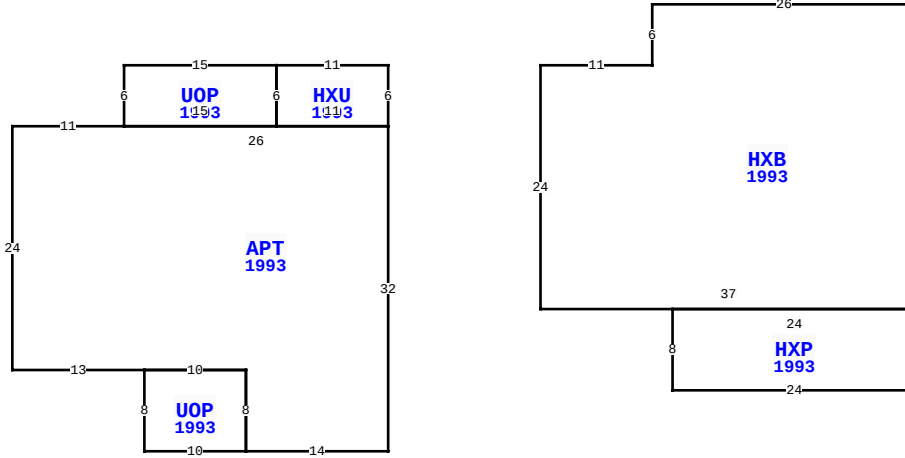
TOTALS	2,472			2,172	257,514
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	22	6	132.00	SF	4.00	4.00	100	2000
3	1241	WD DECK G	0 100	22	4	88.00	UT	11.50	11.50	100	2000
4	1241	WD DECK G	0 100	22	5	110.00	UT	11.50	11.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAMILY	100	0006	R-2	75.00	100.00	75.00	FF	

REVIEW DATE 06/06/2024 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,172	103.3900	143.71	312,138	1945	1990		0	0	0 17.50	82.50	
1 DUPLEX		52.39% - 1996		Heated Area: 2044		HX Base Yr 1996							



333 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			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	257,514		
TOTAL MARKET OB/XF VALUE	698		
TOTAL LAND VALUE - MARKET	487,500		
TOTAL MARKET VALUE	745,712		
SOH/AGL Deduction	526,640		
ASSESSED VALUE	219,072		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	167,661		
TOTAL JUST VALUE	745,712		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	586,198		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040037	METAL ROOF	3,000	01/09/2004
7762	REPAIR/RRF	11,600	06/18/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0734/1048	7/21/1995	DG U	I	18	
GRANTOR: LOTT JUDY B					
GRANTEE: LOTT J B L/E & D W					
0656/0828	5/04/1992	WD U	I	10	60,000
GRANTOR: KATONA MARTA					
GRANTEE: LOTT JUDY B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXU=[YR=1993] W11 UOP=[YR=1993] W15 S6 APT=[YR=1993] W11 S24 E13 UOP=[YR=1993] S8 E10 N8 W10 \$ E10 S8 E14 N32 W26 \$ E15 N6 \$ S6 E11 N6 \$ PTR= E15 HXB=[YR=1993] E11 N6 E26 S30 HXP=[YR=1993] S8 W24 N8 E24 \$ W37 N24\$ W15 \$.											

TOTAL OB/XF													
698													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000800	C	MULTI-FAMILY	100	0006	R-2	75.00	100.00	75.00	FF		1.00	1.00

Market: 0 Agricultural: 0 Common: 487,500

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