LOT 24
IN OR 1938/608
HAMBYS SUB PBK 2/32

ROBAS VICTORIA B
PO BOX 15430
FERNANDINA BEACH, FL 32035

2026

00-00-31-1360-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	03	PLASTER 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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

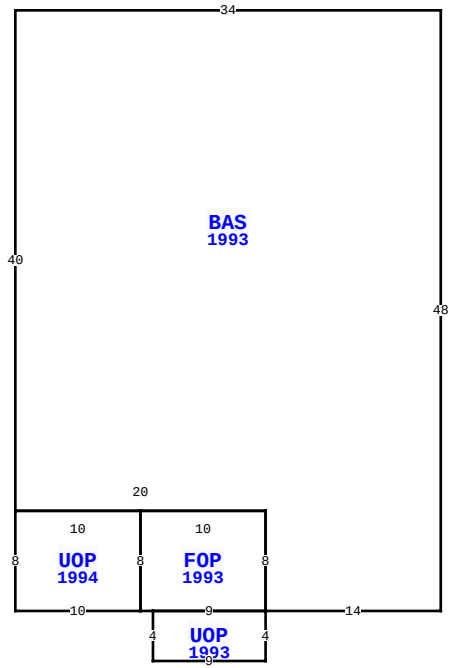
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1993	1,472	239,040
FOP	80	30	1993	24	3,897
UOP	36	20	1993	7	1,137
UOP	80	20	1994	16	2,598
TOTALS	1,668			1,519	246,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,519	133.5180	185.59	281,911	1941	2000	0	0	0	12.50	87.50

1 SNGL FAM 100% - 2015 Heated Area: 1472 HX Base Yr 2015



2161 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,672
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		403,750
TOTAL MARKET VALUE		650,422
SOH/AGL Deduction		487,925
ASSESSED VALUE		162,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,086
TOTAL JUST VALUE		650,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
ROFR-2025-0	CONCRETE TILE OFF	0	07/15/2025
20171983	REMODEL	120,000	06/28/2017
20161431	DEMO STRG/DCK	0	05/20/2016
20110208	REPAIR/RRF	400	02/14/2011
20102196	REPAIR/RRF	900	12/28/2010
20071113	H/AC	5,000	06/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/0608	9/16/2014	QC	U	I	11	79,500
GRANTOR: STRICKLAND ANN R						
GRANTEE: ROBAS VICTORIA B						
1938/0605	9/16/2014	QC	U	I	11	79,500
GRANTOR: ANDERSON JANE A						
GRANTEE: ROBAS VICTORIA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S40 UOP=[YR=1994] S8 E10 FOP=[YR=1993] E1 UOP=[YR=1993] S4 E9 N4 W9 $ E9 N8 W10 S8$ N8 W10$ E20 S8 E14 N48$.

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	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.95	8,500.00	8,075.00	403,750							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 403,750 Market: 0 Agricultural: 0 Common: 403,750 PRINTED 07/09/2026 BY SYS