LOT 25 & S1/2 OF LOT 23
IN OR 1982/579
HAMBYS SUB PB 2/32

ANDRES MICHAEL DEAN REV TRUST/ANDRES MICHAEL DEAN
P O BOX 15069
FERNANDINA BEACH, FL 32035

2026

00-00-31-1360-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Quality	04	Quality Level 04

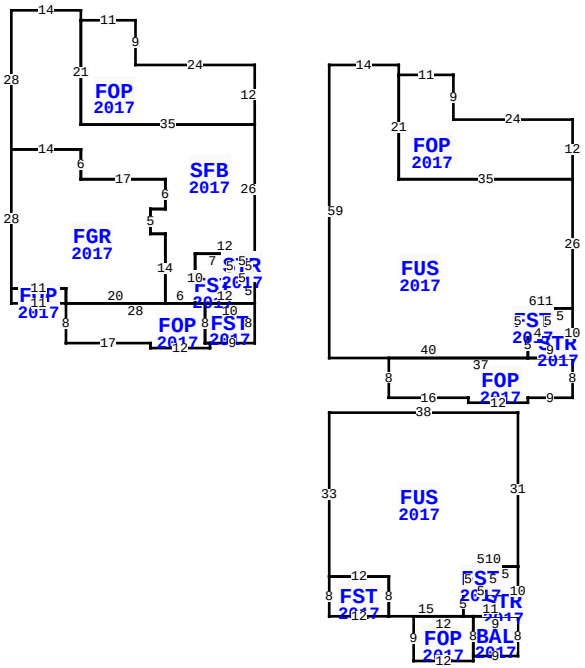
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	2017	11	3,880
FGR	811	55	2017	446	157,295
FOP	33	30	2017	10	3,527
FOP	108	30	2017	32	11,285
FOP	236	30	2017	71	25,040
FOP	308	30	2017	92	32,446
FOP	519	30	2017	156	55,018
FOP	519	30	2017	156	55,018
FST	25	55	2017	14	4,937
FST	30	55	2017	16	5,643
TOTALS	7,572			5,411	1,908,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,411	220.6204	366.23	1,981,671	2017	2017	0	0	0	3.70	96.30

2 SFR CUST 100% - 2018 Heated Area: 4241 HX Base Yr 2018



** This building has 19 Sub-Areas

2134 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		1,908,349
TOTAL MARKET OB/XF VALUE		69,134
TOTAL LAND VALUE - MARKET		1,575,000
TOTAL MARKET VALUE		3,552,483
SOH/AGL Deduction		1,118,407
ASSESSED VALUE		2,434,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,382,665
TOTAL JUST VALUE		3,552,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,321,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0734	PRIMARY SUITE REM	85,000	12/19/2023
20170426	SWIM POOL	80,000	02/14/2017
20161239	NEW CONSTR	0	05/02/2016
20152948	DEMO	0	12/18/2015
20110602	NEW CONSTR	13,000	04/21/2011
20110564	ELEC OTHER	1,000	04/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0579	5/29/2015	WD	Q	I	01	935,000
GRANTOR: FLETCHER BEACH PROPER						
GRANTEE: ANDRES MICHAEL DEAN						
1933/0447	8/20/2014	WD	Q	I	02	840,000
GRANTOR: 4J INVESTMENTS LLLP						
GRANTEE: FLETCHER BEACH PROP						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	3,880	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
10	1126	CB/STC 8"	0	100	0	0	942.00	SF	8.00	8.00	100	2017	2017	3	95	7,159	
11	0416	DUNEWALKS	0	100	200	4	800.00	SF	22.50	22.50	100	2011	2011	3	40	7,200	

BUILDING DIMENSIONS

FOP=[YR=2017] W24 N9 W11 SFB=[YR=2017] N2 W14 S28
FGR=[YR=2017] S28 FOP=[YR=2017] S3 E11 N3 W11$ E11 S3
FOP=[YR=2017] S8 E17 S1 E12 N1 FST=[YR=2017] E9 N8
FST=[YR=2017] N5 STR=[YR=2017] N5 W5 S5 E5 $ W5 N5 W7 S10
E12$ W10 S8 E1$ W1 N8 W28$ E20 N14 W3 N5 E3 N6 W17 N6 W14$
E14 S6 E17 S6 W3 S5 E3 S14 E6 N10 E12 N26 W35 N21$ S21 E35
N12$ PTR=E15 FUS=[YR=2017] E14 S2 FOP=[YR=2017] E11 S9 E24
S12 W35 N21$ S21 E35 S26 STR=[YR=2017] S10 FOP=[YR=2017] S8
W9 S1 W12 N1 W16 N8 E37$ W9 N5 FST=[YR=2017] W2 N5 E6 S5 W4$
E4 N5 E5$ W11 S5 E2 S5 W40 N59$ W15$ PTR=E15 S70
FUS=[YR=2017] E38 S31 STR=[YR=2017] S10 BAL=[YR=2017] S8 W9
FOP=[YR=2017] S1 W12 N9 E12 S8$ N8 E9$ W11 N5 E1

LAND DESCRIPTION

TOTAL OB/XF 69,134

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	000120	C	RES OCEAN	100		R-2	75.00	250.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS