



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

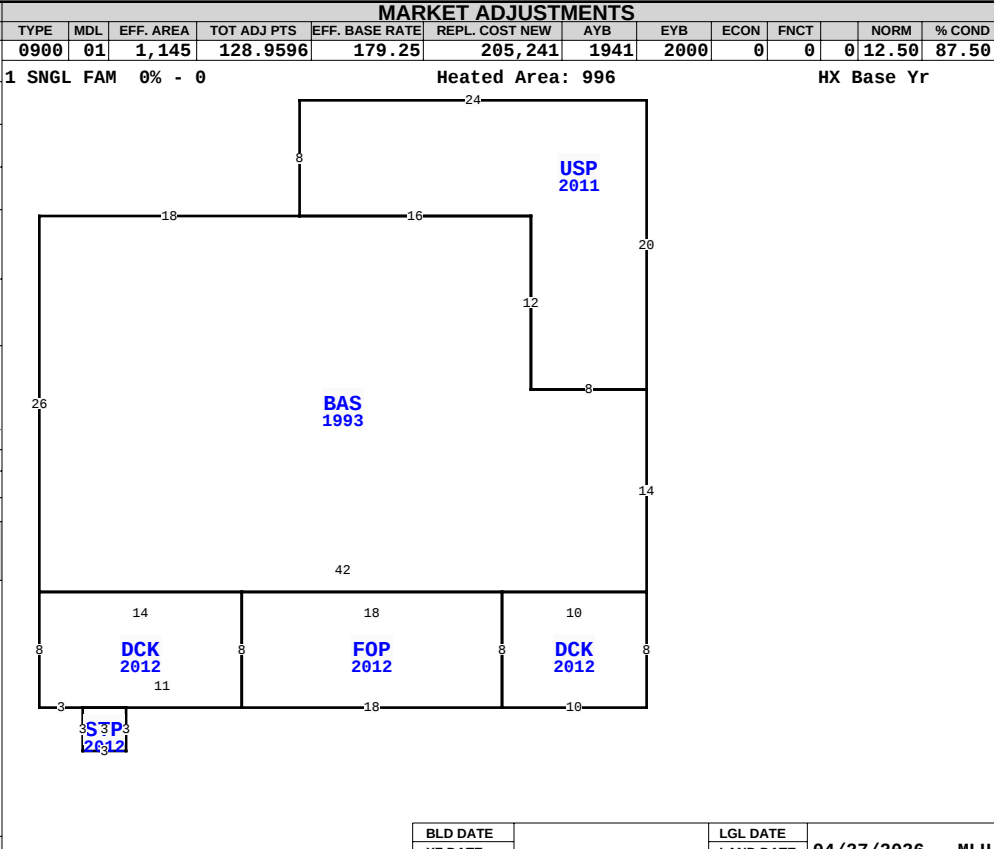
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1058.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	1993	996	156,216
DCK	80	10	2012	8	1,255
DCK	112	10	2012	11	1,726
FOP	144	30	2012	43	6,745
STP	9	10	2012	1	157
USP	288	30	2011	86	13,489

TOTALS	1,629			1,145	179,586
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	1076	TRELLIS A	0	0	14	8	112.00	SF	7.50
3	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50
4	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	56.00	110.00	56.00



2185 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/27/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			179,586
TOTAL MARKET OB/XF VALUE			3,456
TOTAL LAND VALUE - MARKET			452,200
TOTAL MARKET VALUE			635,242
SOH/AGL Deduction			7,373
ASSESSED VALUE			627,869
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			627,869
TOTAL JUST VALUE			635,242
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			576,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120325	SHED 160SF	2,500	02/29/2012
20120177	REMODEL	200	02/02/2012
20112232	FRONT DECK	14,500	12/16/2011
20112006	FENCE WD	2,185	11/08/2011
20111795	REPL WIND	1,500	10/07/2011
20111702	ADDITION	2,450	09/27/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2735/1019	8/26/2024	QC	U	I	11
GRANTOR: RAPTIS JAMES A & BEVE					
GRANTEE: RAPTIS FAMILY REVOC					
2406/1106	10/27/2020	WD	Q	I	02
GRANTOR: HARRIS ALIXANDRA M					
GRANTEE: RAPTIS JAMES A & BE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2011] W24 S8 BAS=[YR=1993] W18 S26 DCK=[YR=2012] S8 E3 STP=[YR=2012] S3 E3 N3 W3\$ E11 FOP=[YR=2012] E18 DCK=[YR=2012] E10 N8 W10 S8\$ N8 W18 S8\$ N8 W14\$ E42 N14 W8 N12 W16 \$ E16 S12 E8 N20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	56.00	110.00	56.00