LOT 33
HAMBYS SUB PB 2/32

ROSS WILLIAM L LIVING TRUST/ROSS WILLIAM L TRUSTEE
2180 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

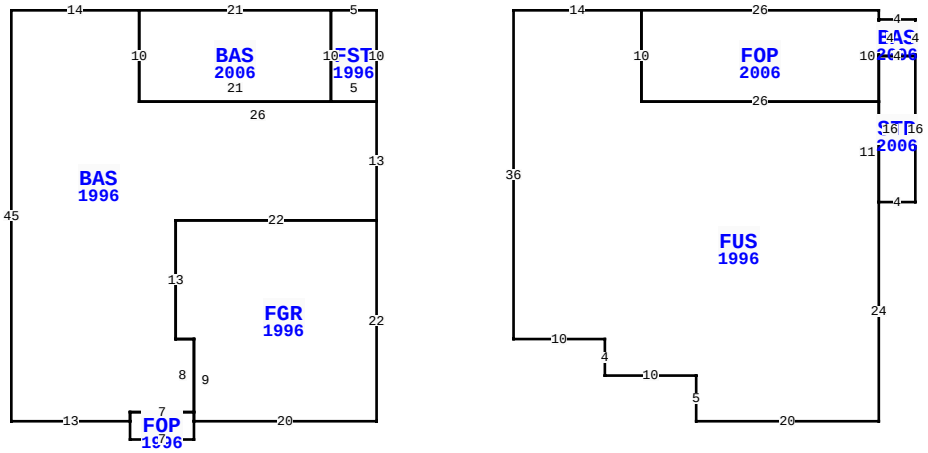
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,067	100	1996	1,067	193,042
BAS	16	100	2006	16	2,895
BAS	210	100	2006	210	37,993
FGR	466	55	1996	256	46,316
FOP	21	30	1996	6	1,086
FOP	260	30	2006	78	14,112
FST	50	55	1996	28	5,066
FUS	1,400	100	1996	1,400	253,289
STR	64	10	2006	6	1,086
TOTALS	3,554			3,067	554,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,067	123.1512	204.43	626,987	1996	2002	0	0	0	11.50	88.50

1 SFR CUST 0% - 0 Heated Area: 2693 HX Base Yr



2180 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	06/11/2007	DJ	LGL DATE	
XF DATE	06/11/2007	DJ	LAND DATE	04/27/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	554,883
TOTAL MARKET OB/XF VALUE	1,520
TOTAL LAND VALUE - MARKET	1,260,000
TOTAL MARKET VALUE	1,816,403
SOH/AGL Deduction	0
ASSESSED VALUE	1,816,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,816,403
TOTAL JUST VALUE	1,816,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,679,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071628	H/AC	3,000	08/29/2007
B959224	NEW CONSTR	102,975	07/28/1995
B959134	DEMOLITION	6,000	06/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/764	7/11/2024	WD	U	I	11	100
GRANTOR: ROSS WILLIAM L						
GRANTEE: ROSS WILLIAM L LIVI						
2288/1050	7/03/2019	WD	Q	I	01	1,217,000
GRANTOR: RUSSELL JERRY K						
GRANTEE: ROSS WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1996] W5 BAS=[YR=2006] W21 BAS=[YR=1996] W14 S45 E13 FOP=[YR=1996] S2 E7 N2 FGR=[YR=1996] E20 N22 W22 S13 E2 S9$ N1 W7 S1$ N1 E7 N8 W2 N13 E22 N13 W26 N10$ S10 E21 N10$ S10 E5 N10$ PTR=E15 FUS=[YR=1996] S36E10S4E10S5E20N24 STR=[YR=2006] E4N16BAS=[YR=2006] N4W4S4E4$ W4S16$N11FOP=[YR=2006] N10W26S10E26$ W26N10W14$ W15$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 1,520

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	0		R-2	50.00	250.00	50.00	FF		1.00	1.00	1.20	21,000.00	25,200.00	1,260,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 07/09/2026 BY SYS