LOT 36
IN OR 513 PG 975
HAMBYS SUB PB 2/32

OZMER RICHARD S
2243 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

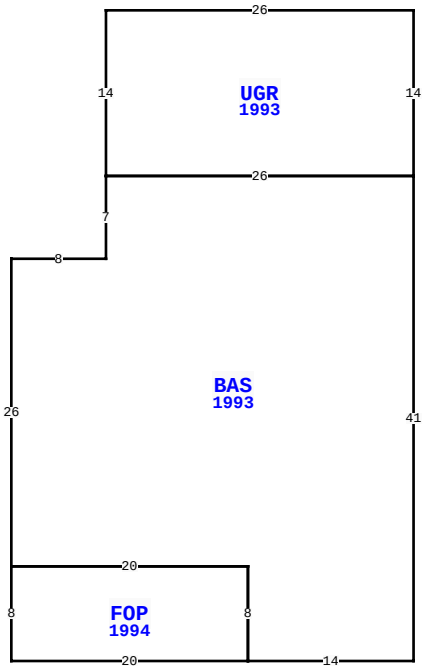
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1993	1,178	156,056
FOP	160	30	1994	48	6,359
UGR	364	45	1993	164	21,726
TOTALS	1,702			1,390	184,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,390	120.6400	167.69	233,089	1941	1970	0	0	0	21.00	79.00

1 SNGL FAM 100% - 1988 Heated Area: 1178 HX Base Yr 1988



2243 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		184,140
TOTAL MARKET OB/XF VALUE		713
TOTAL LAND VALUE - MARKET		510,000
TOTAL MARKET VALUE		694,853
SOH/AGL Deduction		598,353
ASSESSED VALUE		96,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,089
TOTAL JUST VALUE		694,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051697	H/AC	10,000	04/29/2005
7430	REPAIR/RRF	1,700	11/19/1992
BP4293	N/A	6,000	05/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0513/0975	3/27/1987	WD	U	I		70,000
GRANTOR: SNELL IRENE Y						
GRANTEE: OZMER RICHARD S						
0261/0184	3/20/1978	WD	U	I		25,000
GRANTOR: MULLIS ROSCOE H						
GRANTEE: SNELL IRENE Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S7 W8 S26 FOP=[YR=1994] S8 E20 N8W20$ E20 S8 E14 N41$ UGR=[YR=1993] N14 W26 S14E26$.

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
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2002	2002	3	20	384	
4	0350	CARPORT WD	0	100	16	12	192.00	SF	8.58	8.58	100	2002	2002	3	20	329	

LAND DESCRIPTION

TOTAL OB/XF 713

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	250.00	50.00	FF		1.00	1.00	1.20	8,500.00	10,200.00	510,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/09/2026 BY SYS