

MARSHALL BRUCE & LINDA FAMILY REV TRUST/MARSHALL L
2242 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

00-00-31-1360-0043-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										0500 01 3,077 124.3242 206.38 635,031 2003 2003 0 0 0 10.50 89.50										VALUATION BY STANDARD									
1 SFR CUST 100% - 0										Heated Area: 2455 HX Base Yr 2004										Tax Group: 2 Tax Dist:									
11 SLATE 100																				BUILDING MARKET VALUE 568,353									
05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 12,993									
11 CLAY TILE 90																				TOTAL LAND VALUE - MARKET 1,260,000									
14 CARPET 10																				TOTAL MARKET VALUE 1,841,346									
03 CENTRAL 100																				SOH/AGL Deduction 996,400									
04 AIR DUCTED 100																				ASSESSED VALUE 844,946									
4 100																				TOTAL EXEMPTION VALUE HX HB WX 56,411									
2.5 100																				BASE TAXABLE VALUE 788,535									
WOOD FRAME 100																				TOTAL JUST VALUE 1,841,346									
3. 3. 100																				NCON VALUE 0									
0 100																				INCOME VALUE									
02 DIST FB 100																				PREVIOUS YEAR MKT VALUE 1,701,405									
00 NONE 100																													
04 Quality Level 04																													
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 2003 1,067 197,085																													
DCK 288 10 2003 29 5,357																													
DCK 391 10 2003 39 7,204																													
DCK 352 10 2008 35 6,465																													
FGR 426 55 2003 234 43,222																													
FOP 33 30 2003 10 1,847																													
FOP 64 30 2003 19 3,509																													
FOP 65 30 2003 20 3,695																													
FST 30 55 2012 16 2,955																													
FST 30 55 2012 16 2,955																													
TOTALS 4,642 3,077 568,353																													
EXTRA FEATURES																													
2242 S FLETCHER AVE, FERNADINA BEACH																													
BLD DATE																													
KF DATE																													
INC DATE																													
LGL DATE																													
LAND DATE																													
AG DATE																													
04/27/2026 MLU																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
DCK=[YR=2003] W26 N3 W5 S5 W4 S9 BAS=[YR=2003] S27																													
FGR=[YR=2003] S20 E21 FOP=[YR=2003] S2 E11 N3 W11 S1 \$ N20																													
W1 N2 W3 S2 W17 \$ E17 N2 E3 S2 E1 S19 E11 N19 FST=[YR=2012]																													
E5 N6 W5 S6\$ N27 FOP=[YR=2003] N3 W20 S1 W2 S2 E22 \$ W32 \$																													
E10 N2 E2 N1 E20 S24E3 N32 \$ PTR= E15 DCK=[YR=2008] E32 S11																													
FOP=[YR=2003] S3 FUS=[YR=2003] S18 FST=[YR=2012] E5 S6 W5 N6\$																													
S25 W11 N2 W10 S2 W11 N46 E9 D3 R3 E20\$W20 L3 U3 E23\$ W32																													
N11\$ W15\$PTR= N15 DCK=[YR=2003] N32 W9 S12 UST=[YR=2003]																													
W24 N1 W16 S11 E16 N1 E8 S1 E16N10 \$ S20 E9 \$ S15 \$ PTR= W50																													
UOP=[YR=2003] W10 S10 E10 N10 \$ E50\$.																													
LAND DESCRIPTION																													
TOTAL OB/XF 12,993																													
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 50.00 250.00 50.00 FF 1.00 1.00 1.20 21,000.00 25,200.00 1,260,000																													
REVIEW DATE 01/01/2023 BY CD																													
Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000																				PRINTED 07/09/2026 BY SYS									