



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	04	Quality Level 04
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	1,072	100	1993	1,072	149,582
FEP	112	80	1993	90	12,558
UGR	260	45	1993	117	16,326
UOP	40	20	1993	8	1,117
TOTALS	1,484			1,287	179,582

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,287	126.6720	176.07	226,602	1945	1970	0	0	20.75	79.25
1 SNGL FAM		100% - 2015			Heated Area: 1072				HX Base Yr 2015		
BLD DATE				LGL DATE				04/27/2026			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

2295 S FLETCHER AVE, FERNANDINA BEACH

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	2000
3	1076	TRELLIS A	0 100	0	0	345.00	SF	7.50	7.50	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-2	50.00	110.00	50.00	FF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						179,582					
TOTAL MARKET OB/XF VALUE						3,399					
TOTAL LAND VALUE - MARKET						403,750					
TOTAL MARKET VALUE						586,731					
SOH/AGL Deduction						322,639					
ASSESSED VALUE						264,092					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						212,681					
TOTAL JUST VALUE						586,731					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						532,257					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173723	HRDBRD	5,000	11/29/2017
20131546	WINDOWS	3,605	08/03/2013
20042055	REPAIR/RRF	1,000	11/03/2004
B003213	REMODEL	14,500	06/12/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2506/0365	10/13/2021	QC	U	I	11	100			
GRANTOR:HUDSON FRANCIS E & DE									
GRANTEE: KRESSE-HUDSON DENIS									
1902/1447	1/31/2014	SW	Q	I	02	236,000			
GRANTOR:THE BANK OF NEW YORK									
GRANTEE:HUDSON FRANCIS E &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 S12 W17 UGR=[YR=1993] N22 W10 S26 E10 N4\$ S4 W1 S22 E15 UOP=[YR=1993] S8E5 FEP=[YR=1993] E14 N8 W14 S8\$ N8 W5\$ E19 N38\$.											