LOTS 48 & N5 FT OF 50
HAMBYS SUB PB 2/32

FERNANDREAMA LLC
1840 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0048-0000

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	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

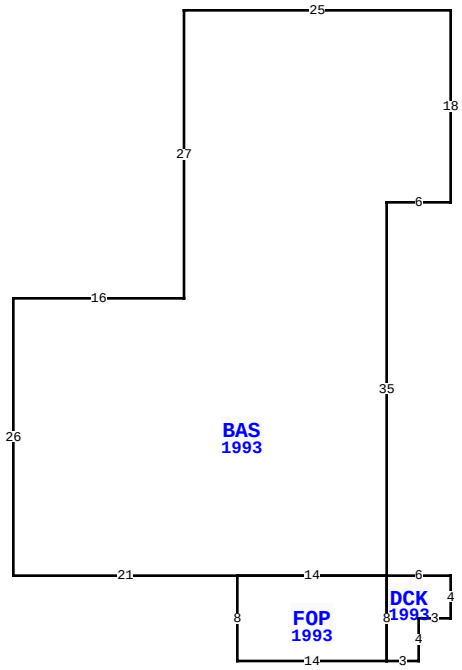
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1993	1,531	157,875
DCK	36	10	1993	4	413
FOP	112	30	1993	34	3,506
TOTALS	1,679			1,569	161,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	118.3200	124.24	194,933	1944	1985	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2024 Heated Area: 1531 HX Base Yr



2307 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

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	1242	WD DECK A	0	0	12	3	36.00	SF	10.00	10.00	100	1981	1981	3	20	72	
2	1242	WD DECK A	0	0	0	0	365.00	SF	16.00	16.00	100	1981	1981	3	20	1,168	
4	1076	TRELLIS A	0	0	14	5	70.00	SF	7.50	7.50	100	1985	1985	3	85	446	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,794
TOTAL MARKET OB/XF VALUE	1,686
TOTAL LAND VALUE - MARKET	444,125
TOTAL MARKET VALUE	607,605
SOH/AGL Deduction	0
ASSESSED VALUE	607,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	607,605
TOTAL JUST VALUE	607,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200348	REMODEL	21,000	06/09/2020
20101123	REMODEL	2,000	07/09/2010
20101048	REPAIR/RRF	15,167	06/25/2010
20100691	ADDITION	15,000	04/27/2010
20100366	REPAIR/RRF	7,500	03/01/2010
20052898	ELEC OTHER	1,000	10/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1447	4/28/2023	WD	Q	I	01	672,000
GRANTOR: DEADY ERIC						
GRANTEE: FERNANDREAMA LLC						
2448/0892	4/01/2021	WD	Q	I	01	523,000
GRANTOR: USHER KIP						
GRANTEE: DEADY ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S27 W16 S26 E21 FOP=[YR=1993] S8 E14
DCK=[YR=1993] E3 N4 E3 N4 W6 S8$ N8 W14$ E14 N35 E6 N18$.

LAND DESCRIPTION

TOTAL OB/XF 1,686

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	0		R-2	55.00	110.00	55.00	FF		1.00	1.00	0.95	8,500.00	8,075.00	444,125							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 444,125 Market: 0 Agricultural: 0 Common: 444,125 PRINTED 07/09/2026 BY SYS