S51.25 FT OF LOT 50
HAMBYS SUB PB 2/32

BRAZEL STEVEN & RANDIE L
2319 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1360-0050-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

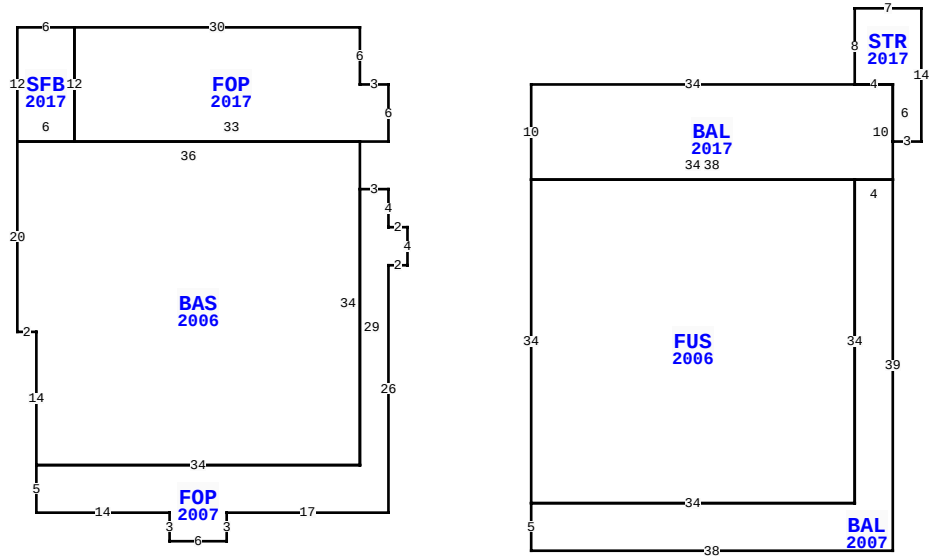
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
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
BAL	326	15	2007	49	18,297
BAL	380	15	2017	57	21,285
BAS	1,196	100	2006	1,196	446,601
FOP	298	30	2007	89	33,233
FOP	378	30	2017	113	42,196
FUS	1,156	100	2006	1,156	431,664
SFB	72	80	2017	58	21,658
STR	74	10	2017	7	2,614
TOTALS	3,880			2,725	1,017,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,725	248.5584	412.61	1,124,362	2006	2006	0	0	0	9.50	90.50

1 SFR CUST 0% - 2026 Heated Area: 2410 HX Base Yr



BLD DATE	01/10/2007	0	LGL DATE	
XF DATE			LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

2319 S FLETCHER AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,017,548
TOTAL MARKET OB/XF VALUE	58,760
TOTAL LAND VALUE - MARKET	433,500
TOTAL MARKET VALUE	1,509,808
SOH/AGL Deduction	0
ASSESSED VALUE	1,509,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,509,808
TOTAL JUST VALUE	1,509,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,339,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173106	SWIM POOL	73,000	10/10/2017
20173005	RETWALL	126,000	10/03/2017
20110055	REMODEL	8,500	01/11/2011
20052745	GAS	1,000	09/27/2005
20052622	H/AC	5,000	09/07/2005
20052493	REMODEL	5,000	08/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/1386	4/28/2025	WD	Q	I	01	1,775,000
GRANTOR: MAZURSKY DON A & MARI						
GRANTEE: BRAZEL STEVEN & RAN						
2603/1060	11/16/2022	WD	Q	I	01	1,515,000
GRANTOR: TUCZAK RONALD M						
GRANTEE: MAZURSKY DON A & MA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W3 N6 W30 SFB=[YR=2017] W6 S12 BAS=[YR=2006] S20 E2 S14 FOP=[YR=2007] S5 E14 S3 E6 N3 E17 N26 E2 N4 W2 N4 W3 S29 W34$ E34 N34 W36$ E6 N12$ S12 E33 N6$ PTR=E15 BAL=[YR=2017] E34 STR=[YR=2017] N8 E7 S14 W3 N6 W4$ E4 S10 BAL=[YR=2007] S39 W38 N5 FUS=[YR=2006] N34 E34 S34 W34$ E34 N34E4$ W38 N10$ 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	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2017	2017	05	95	57,000	
7	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 58,760

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	51.00	110.00	51.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	433,500							

REVIEW DATE 03/29/2023 BY TWA Total Acres: 0.00 Total Land Value: 433,500 Market: 0 Agricultural: 0 Common: 433,500 PRINTED 07/09/2026 BY SYS