

MAZURSKY DON A & MARIA J
2298 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-1360-0055-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

17CB STUCCO 100

01FLAT 100

12MODULAR MT 100

05DRYWALL 100

18SLATE 100

03CENTRAL 100

04AIR DUCTED 100

3100

033.5 100

MASONRY 100

2.2. 100

0100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

04

0100

SINGLE FAMILY

01

1052.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

FOP

FST

FST

FST

FUS

STR

TOTALS

1,142

666

18

400

400

24

24

30

1,861

99

4,884

100

55

30

30

30

55

55

55

100

100

3,699

2017

2017

2017

2017

2017

2017

2017

2017

2017

2017

1,168,328

1,142

366

5

120

120

13

13

16

1,861

10

1,168,328

360,700

115,601

1,579

37,902

37,902

4,106

4,106

5,053

587,796

3,158

2298 S FLETCHER AVE, FERNANDINA BEACH

** This building has 13 Sub-Areas

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2026

MLU

EXTRA FEATURES

L N

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

0860

POOL/SPA

0100

0

0

1.00

UT

50,000.00

50,000.00

100

2017

2017

04

95

47,500

5

0410

ELEVATOR

0100

0

0

1.00

UT

10,000.00

10,000.00

100

2017

2017

3

100

10,000

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0006

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

03/21/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

1,260,000

Market:

0

Agricultural:

0

Common:

1,260,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

0

0

NORM

% COND

0500

12

3,699

198.1980

329.01

1,217,008

2017

2017

0

0

4.00

96.00

1

SFR CUST

100%

- 2020

Heated Area:

3003

HX Base Yr

2020

VALUATION BY

Tax Group:

2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,168,328

57,500

1,260,000

2,485,828

752,454

1,733,374

51,411

1,681,963

2,485,828

0

2,374,058

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20160132

CO ISSUED

0

03/01/2017

20160461

SWIM POOL

30,000

02/22/2016

20160132

NEW CONSTR

377,261

01/20/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1894/0779

12/16/2013

WD Q

V

01

645,000

GRANTOR: HIGHBEAM INC

GRANTEE: MAZURSKY DON A & MA

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=55,10] S40 W11 S9 W29 N49 E40 \$

BAS=[YR=2017;ORIG=-46,31] S19 E23 S30 E6 N10 E8 N6 E3 N33 W40 \$

FGR=[YR=2017;ORIG=-46,50] S3 S27 E23 N30 W5 S4 W6 N4 W12 \$

FOP=[YR=2017;ORIG=-46,21] S10 E40 N10 W40 \$

FOP=[YR=2017;ORIG=15,0] E40 S10 W40 N10 \$

STR=[YR=2017;ORIG=-17,80] E11 N10 W11 S10 \$

STR=[YR=2017;ORIG=55,50] S9 W11 N9 E11 \$

UOP=[YR=2017;ORIG=-6,80] E5 N19 W5 S3 S16 \$

FST=[YR=2017;ORIG=44,59] S5 W6 N5 E6 \$

FST=[YR=2017;ORIG=-23,80] S4 E6 N4 W6 \$

FST=[YR=2017;ORIG=-28,50] W6 S4 E6 N4 \$