LOT 2
SURF UNIT TWO-REPLAT PBK 8/269

**BROWN GLENN & REBECCA LYNN**
3273 S FLETCHER AV
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1742-0002-0000**

## BUILDING CHARACTERISTICS

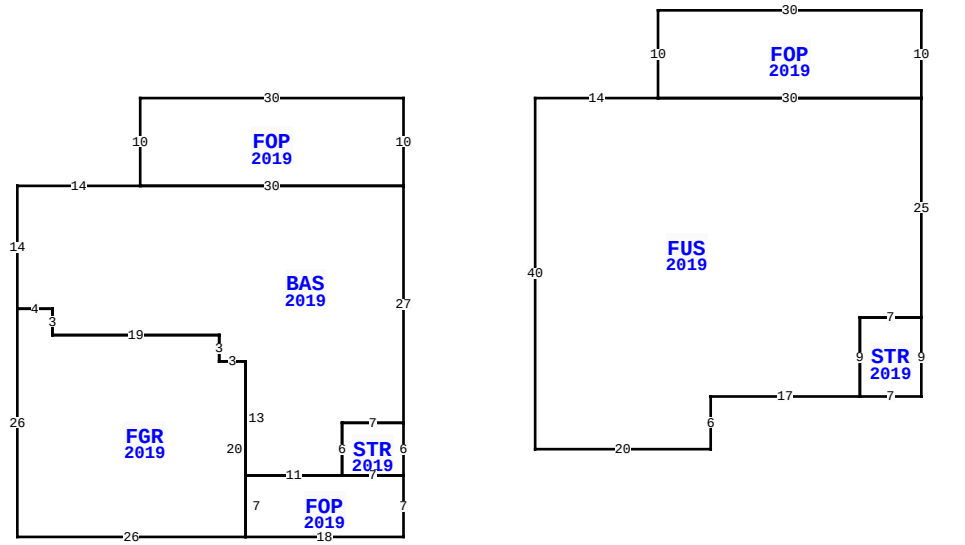
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1044.100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 991 | 100 | 2019 | 991 | 173,824 |
| FGR | 601 | 55 | 2019 | 331 | 58,058 |
| FOP | 126 | 30 | 2019 | 38 | 6,665 |
| FOP | 300 | 30 | 2019 | 90 | 15,786 |
| FOP | 300 | 30 | 2019 | 90 | 15,786 |
| FUS | 1,553 | 100 | 2019 | 1,553 | 272,400 |
| STR | 42 | 10 | 2019 | 4 | 702 |
| STR | 63 | 10 | 2019 | 6 | 1,052 |
| TOTALS | 3,976 | | | 3,103 | 544,274 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,103 | 108.3760 | 179.90 | 558,230 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SFR CUST 100% - 2025 Heated Area: 2544 HX Base Yr 2025




3273 S FLETCHER AV, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 544,274 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 385,000 |
| TOTAL MARKET VALUE | | 929,274 |
| SOH/AGL Deduction | | 27,314 |
| ASSESSED VALUE | | 901,960 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 850,549 |
| TOTAL JUST VALUE | | 929,274 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 878,247 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20182640 | NEW CONSTR | 346,792 | 07/30/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2273/0109 | 5/07/2019 | WD | Q | I | 01 | 738,500 |

GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: BROWN GLENN L & REB

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W30 S10 BAS=[YR=2019] W14 S14 FGR=[YR=2019] S26 E26 FOP=[YR=2019] E18 N7 STR=[YR=2019] N6 W7 S6 E7$ W7 W11 S7$ N20 W3 N3 W19 N3 W4 $ E4 S3 E19 S3 E3 S13 E11 N6 E7 N27 W30$ E30 N10$ PTR= E15 FUS=[YR=2019] E14 FOP=[YR=2019] N10 E30 S10 W30$ E30 S25 STR=[YR=2019] S9 W7 N9 E7$ W7 S9 W17 S6 W20 N40 $ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000100 | C | RES | 100 | | R-3 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 385,000.00 | 385,000.00 | 385,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 07/09/2026 BY SYS