PT FRACL SEC 10-2N-28E
IN OR 2768/855 AS TO PAR B

SCUDERI CHRISTOPHER B & GAELYN E L
4201 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2026

10-2N-28-0000-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	57,750
TOTAL MARKET VALUE	57,750
SOH/AGL Deduction	0
ASSESSED VALUE	57,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,750
TOTAL JUST VALUE	57,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1181	DUNEWALK	70,000	10/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/855	2/12/2025	WD	Q	I	05	2,600,000
GRANTOR: PRICE CHARLES B & LAU						
GRANTEE: SCUDERI CHRISTOPHER						
2494/1975	8/24/2021	QC	U	V	11	100
GRANTOR: HILLIS LINDA M						
GRANTEE: PRICE CHARLES B & L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000120	C	RES OCEAN	0		R-1	5.50	420.00	5.50	FF		1.00	1.00	0.50	21,000.00	10,500.00	57,750							

REVIEW DATE 04/24/2026 BY MLU Total Acres: 0.00 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 07/09/2026 BY SYS