

ROSS WILLIAM L LIVING TRUST/ROSS WILLIAM L TRUSTEE
2180 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0067-0000

BUILDING CHARACTERISTICS

CDCONSTRUCTION

ELEMENTCDWD FR STUC 80
Exterior Wall21STONE 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame02WOOD FRAME 100
Stories1. 1. 100
Units0 100
Occupancy00NONE 100

Quality01Quality Level 01
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4041.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREA MARKET VALUE
BAS2,87010020052,870338,011
FGR49655200527332,153
FOP72302005222,591
FOP37230200511213,190
TOTALS3,8103,277385,945

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREA

TOT ADJ PTSTOT ADJ PNTSEFF. BASE RATEEFF. BASE RATEREPL. COST NEWREPL. COST NEWAYBYEBYECONFNCTNORM% COND

0900013,27794.1436130.86428,828200520050010.0090.00

1 SNGL FAM0% - 0Heated Area: 2870HX Base Yr

FOP2005

FOP2005

FGR2005

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/08/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE385,945

TOTAL MARKET OB/XF VALUE1,740

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE472,685

SOH/AGL Deduction0

ASSESSED VALUE472,685

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE472,685

TOTAL JUST VALUE472,685

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE503,486

PERMIT NUMDESCRIPTIONAMTISSUED

M1704346H/AC007/01/2017

B0414261NEW CONSTR201,42312/01/2004

E0414111ELEC OTHER2,00012/01/2004

M0409080H/AC012/01/2004

R047018REPAIR/RRF2,80012/01/2004

P0408839OTHER012/01/2004

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSNCDSALE PRICE

2724/7637/11/2024WDUII11100

GRANTOR: ROSS WILLIAM L

GRANTEE: ROSS WILLIAM L LIVI

2018/020412/10/2015WDAQII01297,000

GRANTOR: ADAMS ROSA B

GRANTEE: ROSS WILLIAM L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W23 BAS=[YR=2005] W37 S55 FGR=[YR=2005] S21 E5 S1 E13 N1 E5 N21 W23 \$ E36 FOP=[YR=2005] S3 E11 N5 W2 N3 W7 S5 W2 \$ E2 N5 E7 S3 E5 S1 E7 N1 E3 N41 W8S2 W2 S2 W2 S2 W2 S2 W9 N20 \$ S20 E9 N2 E2 N2 E2 N2 E2 N2 E8 N12\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHATADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS