



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	02	SHED 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	730	100	730	125,143
FDG	294	60	176	30,171
FOP	36	30	11	1,886
STR	9	10	1	172
UOP	737	20	147	25,200

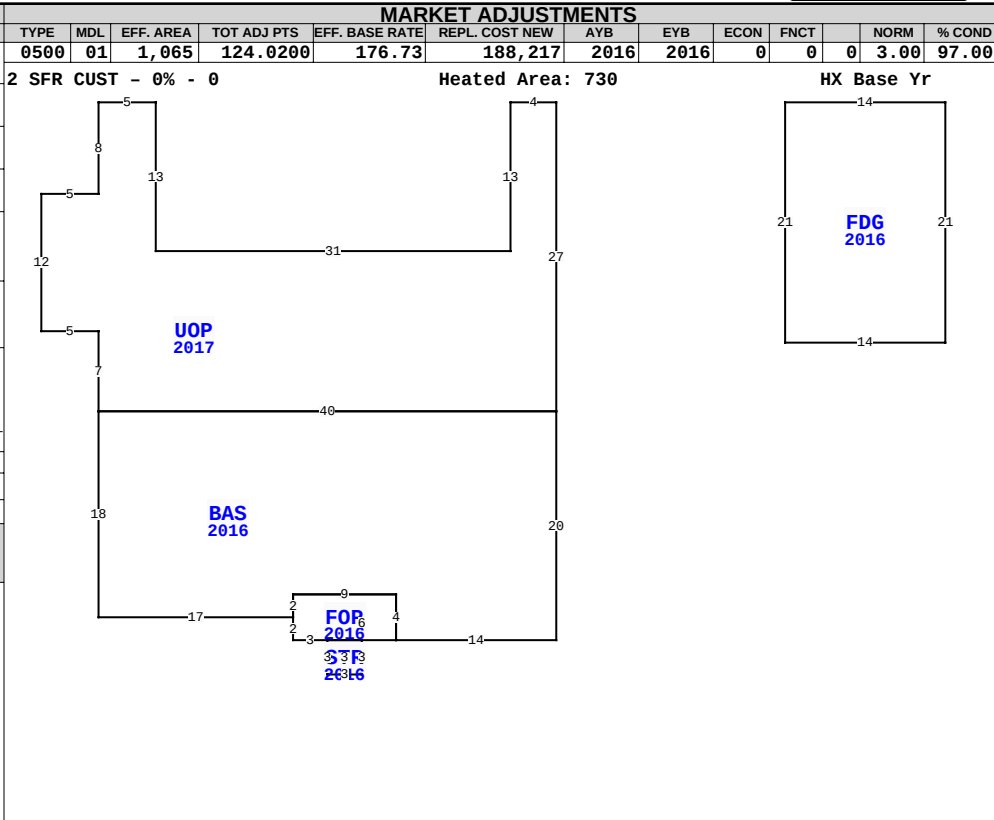
TOTALS	1,806		1,065	182,570
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EXTRA FEATURES

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
1	0810	CONCRETE A	0	0	0	0		74.00	SF 6.50	100	2016	2016	3	97	467	
2	0861	POOL GUNIT	0	0	0	0		403.00	SF 85.00	100	2017	2017	3	87	29,802	
3	0855	CONC PAVER	0	0	0	0		1,022.00	SF 10.00	100	2019	2019	3	99	10,118	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	0			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							



2500 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL OB/XF 40,387

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1	000120	C	SFR OCN FT	0			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,570
TOTAL MARKET OB/XF VALUE		40,387
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		972,957
SOH/AGL Deduction		0
ASSESSED VALUE		972,957
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		972,957
TOTAL JUST VALUE		972,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		980,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190584	TRELLIS	0	10/14/2019
20172183	DECK/TRELLIS	32,380	07/17/2017
20170748	SWIM POOL	130,000	03/15/2017
20151395	CO ISSUED	0	01/21/2016
20152392	GARAGE	30,000	10/14/2015
20151395	NEW CONSTR	210,000	06/17/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2295/0006	8/01/2019	QC	U	I	11

GRANTOR: VERDON KAREN	
GRANTEE: PELTO DON J	
2015/1093	11/24/2015 QC U V 11
GRANTOR: PELTO DON J	
GRANTEE: VERDON KAREN & DON	

BUILDING NOTES

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BUILDING DIMENSIONS

UOP=[YR=2017] W4 S13 W31 N13 W5 S8 W5 S12 E5 S7 BAS=[YR=2016] S18 E17 FOP=[YR=2016] S2 E3 STR=[YR=2016] S3 E3 N3 W3\$ E6 N4 W9 S2\$ N2 E9 S4 E14 N20 W40\$ E40 N27\$ PTR=E20 FDG=[YR=2016] E14 S21 W14 N21\$ W20\$.