



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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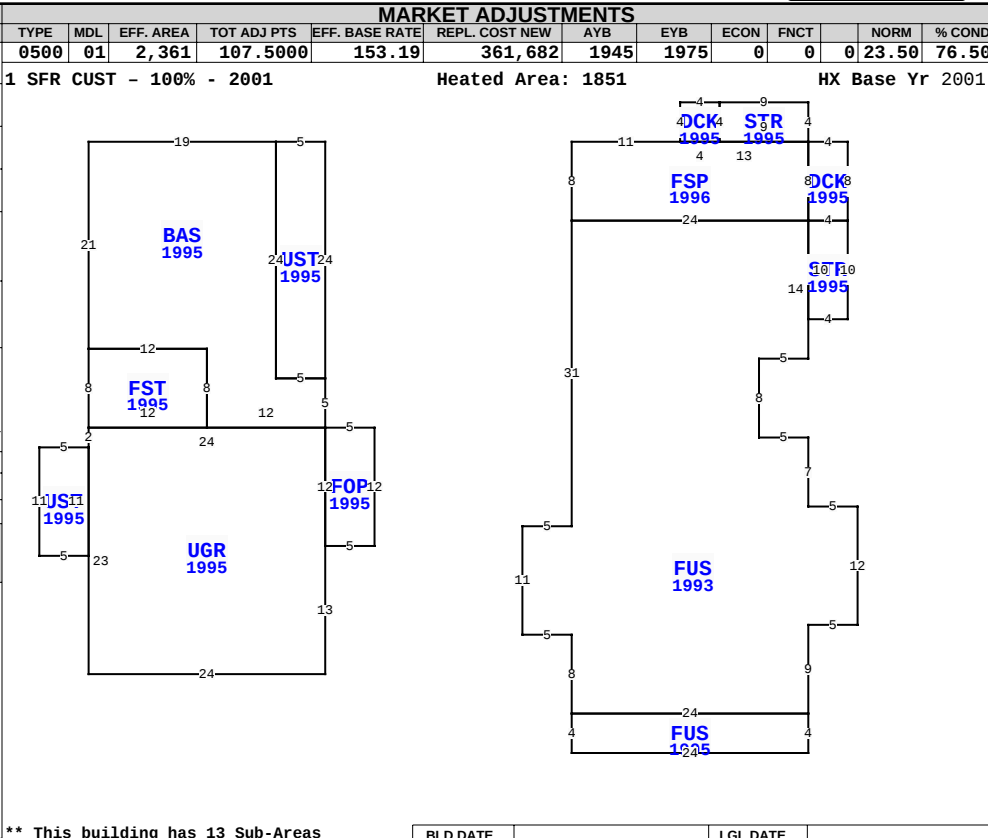
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	56,251
DCK	16	10	2	234
DCK	32	10	3	352
FOP	60	30	18	2,109
FSP	192	40	77	9,024
FST	96	55	53	6,211
FUS	1,275	100	1,275	149,418
FUS	96	100	96	11,250
STR	36	10	4	469
STR	40	10	4	469
TOTALS	3,098		2,361	276,687

EXTRA FEATURES	
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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	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	100	1994	1994	3	70	4,253	
2	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	1980	1980	3	20	96	
4	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	1980	1980	3	35	382	
5	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75	11.75	100	1994	1994	3	40	592	
6	0820	WOOD WALK	0	100	0	0	124.00	SF	11.75	11.75	100	1994	1994	3	40	583	
7	0415	BEACHWALK	0	100	176	4	704.00	SF	5.75	5.75	100	1980	1980	3	20	810	
8	1242	WD DECK A	0	100	0	0	289.00	SF	10.00	10.00	100	2007	2007	3	35	1,012	

LAND DESCRIPTION	
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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	100			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	750,000							



** This building has 13 Sub-Areas	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

2520 S FLETCHER AVE, FERNANDINA BEACH		
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TOTAL OB/XF	7,728
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD											
Tax Group: 2	Tax Dist:											
BUILDING MARKET VALUE	276,687											
TOTAL MARKET OB/XF VALUE	7,728											
TOTAL LAND VALUE - MARKET	750,000											
TOTAL MARKET VALUE	1,034,415											
SOH/AGL Deduction	549,453											
ASSESSED VALUE	484,962											
TOTAL EXEMPTION VALUE	HX HB WX 55,000											
BASE TAXABLE VALUE	429,962											
TOTAL JUST VALUE	1,034,415											
NCON VALUE	0											
INCOME VALUE												
PREVIOUS YEAR MKT VALUE	1,044,309											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060929	REPAIR/RRF	10,994	04/28/2006
20042186	REPAIR/RRF	5,000	11/22/2004
B972168	REPAIR/RRF	9,150	10/16/1997
7985	REMODEL	7,500	11/17/1993

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SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD

2288/0219	5/21/2019	QC	U	I	11
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GRANTOR: LAITE MARILYN M	SALE PRICE	100
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GRANTEE: LAITE MARILYN M & J		
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2275/1997	5/21/2019	QC	U	I	11
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GRANTOR: LAITE MARILYN M		
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GRANTEE: LAITE MARILYN & JEN		
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BUILDING NOTES		
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BUILDING DIMENSIONS		
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UST=[YR=1995] W5 BAS=[YR=1995] W19 S21 FST=[YR=1995] S8
UGR=[YR=1995] S2 UST=[YR=1995] W5 S11 E5 N11\$ S23 E24 N13
FOP=[YR=1995] E5 N12 W5 S12 \$ N12 W24 \$ E12 N8 W12 \$ E12 S8
E12 N5 W5 N24 \$ S24 E5 N24 \$ PTR= E25 FSP=[YR=1996] E11
DCK=[YR=1995] N4 E4 STR=[YR=1995] E9 S4 DCK=[YR=1995] E4 S8
STR=[YR=1995] S10 W4 N10 E4 \$ W4 N8 \$ W9 N4 \$ S4 W4 \$ E13 S8
FUS=[YR=1993] S14 W5 S8 E5 S7 E5 S12 W5 S9 FUS=[YR=1995] S4
W24 N4 E24 \$ W24 N8 W5 N11 E5 N31 E24 \$ W24 N8 \$ W25 \$.