



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structure	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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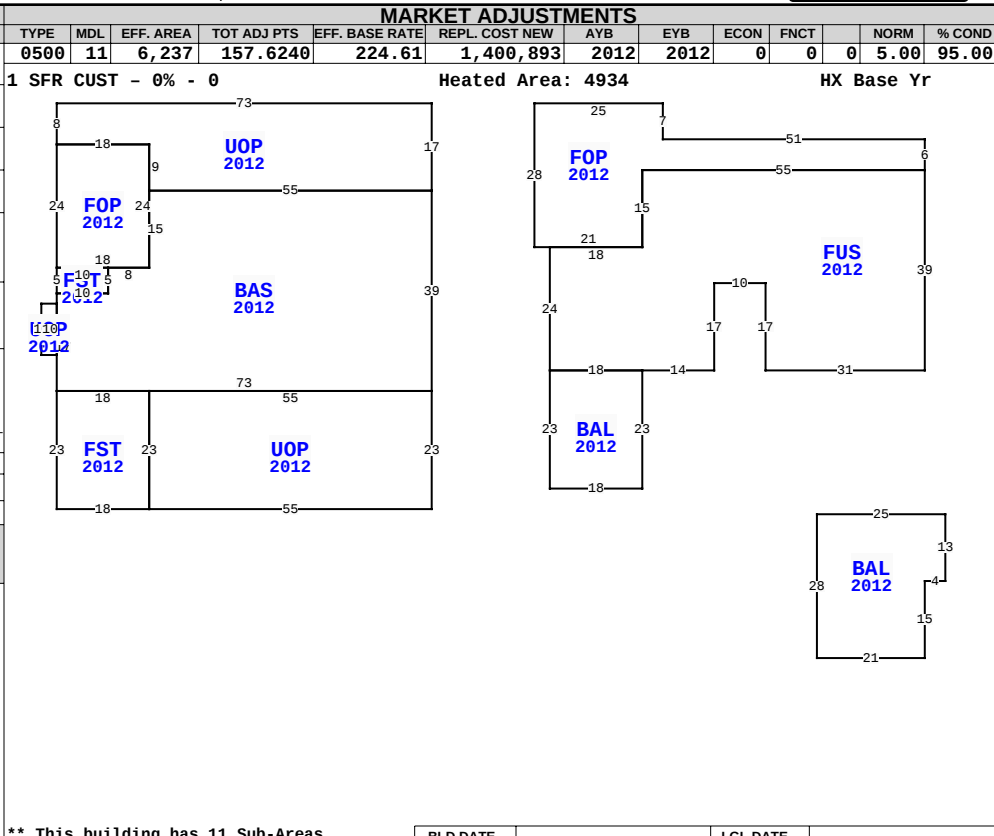
NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	414	15	62	13,230
BAL	640	15	96	20,485
BAS	2,527	100	2,527	539,210
FOP	432	30	130	27,739
FOP	946	30	284	60,600
FST	50	55	28	5,975
FST	414	55	228	48,650
FUS	2,407	100	2,407	513,604
UOP	30	20	6	1,281
UOP	1,079	20	216	46,090
TOTALS	10,204		6,237	1,330,848

EXTRA FEATURES	
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0811	CONCRETE B	0	0	0	0	
4	0416	DUNEWALKS	0	0	188	4	
5	0504	FP-ELECTRI	0	0	0	0	
6	0504	FP-ELECTRI	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000120	C	SFR OCN FT	0	



2540 S FLETCHER AVE, FERNADINA BEACH										BLD DATE	LGL DATE
										XF DATE	LAND DATE
										INC DATE	AG DATE

** This building has 11 Sub-Areas

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,330,848
TOTAL MARKET OB/IF VALUE			16,248
TOTAL LAND VALUE - MARKET			1,275,000
TOTAL MARKET VALUE			2,622,096
SOH/AGL Deduction			69,263
ASSESSED VALUE			2,552,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,552,833
TOTAL JUST VALUE			2,622,096
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,681,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120591	REPAIR/RRF	27,777	04/10/2012
20120586	H/AC	4,600	04/09/2012
20120551	NEW CONSTR	10,000	04/03/2012
20120547	NEW CONSTR	45,000	04/02/2012
20120349	GAS	2,130	03/02/2012
20120163	LOW VOLTAGE	12,000	01/31/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1896	6/30/2020	SW	U	I	11	100
GRANTOR: CONBOY LYNNE D						
GRANTEE: CONBOY LYNNE D REV						
0939/1518	7/10/2000	QC	U	I	01	100
GRANTOR: CONBOY JAMES J						
GRANTEE: CONBOY LYNNE D						

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=2012] W73 S8 FOP=[YR=2012] S24 FST=[YR=2012] S5 BAS=[YR=2012] S2 UOP=[YR=2012] W3 S10 E3 N10\$ S17 FST=[YR=2012] S23 E18 UOP=[YR=2012] E55 N23 W55 S23\$ N23 W18\$ E73 N39 W55 S15 W8 S5 W10\$ E10 N5 W10\$ E18 N24 W18\$ E18 S9 E55 N17\$ PTR=E20 FOP=[YR=2012] E25 S7 E51 S6 FUS=[YR=2012] S39 W31 N17 W10 S17 W14 BAL=[YR=2012] S23 W18 N23 E18\$ W18 N24 E18 N15 E55\$ W55 S15 W21 N28\$ W20\$ PTR=E75 S80 BAL=[YR=2012] E25 S13 W4 S15 W21 N28\$ N80W75 \$.	