

LOT 23
IN OR 914/838
BUCKS FDNA BEACH # 1 PB 2/30

MORGAN LUKE E
2560 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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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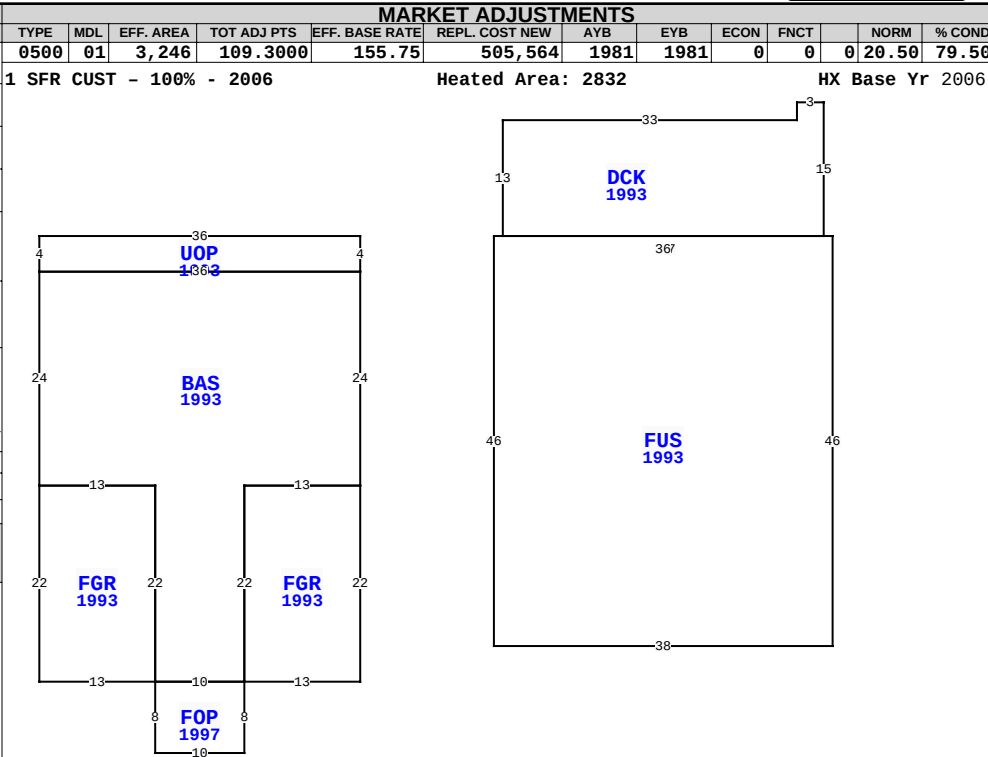
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1,084	134,222
DCK	474	10	47	5,819
FGR	286	55	157	19,440
FGR	286	55	157	19,440
FOP	80	30	24	2,972
FUS	1,748	100	1,748	216,440
UOP	144	20	29	3,591

TOTALS	4,102		3,246	401,923
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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
1	0858	SCULP CONC	0	100	0	1,688.00	SF	13.00	13.00	100	2000
2	0415	BEACHWALK	0	100	156	4	SF	5.75	5.75	100	1997
3	0810	CONCRETE A	0	100	0	192.00	SF	6.50	6.50	100	1981

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	100			50.00	290.00	50.00	FF	1.00

REVIEW DATE	03/26/2020	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2560 S FLETCHER AVE, FERNANDINA BEACH

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
13.00	100	2000	2000	3	94	20,627	
5.75	100	1997	1997	3	20	718	
6.50	100	1981	1981	3	38	474	

TOTAL OB/XF											
21,819											

Total Acres:	0.00	Total Land Value:	750,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
401,923											
TOTAL MARKET OB/XF VALUE											
21,819											
TOTAL LAND VALUE - MARKET											
750,000											
TOTAL MARKET VALUE											
1,173,742											
SOH/AGL Deduction											
509,473											
ASSESSED VALUE											
664,269											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
614,269											
TOTAL JUST VALUE											
1,173,742											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
1,181,576											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150868	REPDECK	6,000	04/22/2015
B972149	REPAIR/RRF	8,000	10/13/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0914/0838	1/06/2000	WD	U	I	01	100	
GRANTOR: MORGAN L H & JEAN E							
GRANTEE: MORGAN LUKE E							
0332/0665	3/01/1981	WD	Q	V		50,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=1993] W36 S4 BAS=[YR=1993] S24 FGR=[YR=1993] S22 E13											
FOP=[YR=1997] S8 E10 N8 FGR=[YR=1993] E13 N22 W13 S22\$ W10\$											
N22 W13\$ E13 S22 E10 N22 E13 N24 W36\$ E36 N4\$ PTR=E15											
FUS=[YR=1993] E1 DCK=[YR=1993] N13 E33 N2 E3 S15 W36\$ E37 S46											
W38 N46\$ W15\$.											