

LOTS 51 & 52
IN OR 2122/1832
BUCKS FDNA BEACH #1 PB 2/30

STREETER BRUCE & JANICE REVOCABLE TRUST/STREETER B
2610 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0051-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																												
Exterior Wall		10	ABOVE AVG 100		0500	12	6,077	239.8218	341.75	2,076,815	2016	2016	0	0	0	2.50	97.50	VALUATION BY		STANDARD																										
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2017										Heated Area: 4794										HX Base Yr 2017		Tax Group: 2										Tax Dist:									
Roof Cover		11	SLATE 100												BUILDING MARKET VALUE										2,024,895																					
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										51,034																					
Interior Floo		11	CLAY TILE 60												TOTAL LAND VALUE - MARKET										1,275,000																					
Interior Floo		12	HARDWOOD 40												TOTAL MARKET VALUE										3,350,929																					
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										847,584																					
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										2,503,345																					
Bedrooms			5 100												TOTAL EXEMPTION VALUE										HX HB										50,000											
Bathrooms			6 100												BASE TAXABLE VALUE										2,453,345																					
Frame		04	REIN CONC 100												TOTAL JUST VALUE										3,350,929																					
Stories		2.	2. 100												NCON VALUE										0																					
Units			0 100												INCOME VALUE																															
					PREVIOUS YEAR MKT VALUE										3,446,155																															
Quality		05	Quality Level 05																																											
DOR CODE		0100	SINGLE FAMILY																																											
MAP NUM			MKT AREA		01																																									
NEIGHBORHOOD/LOC		1052.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAL	221	15	33	10,996																																										
BAS	2,166	100	2,166	721,725																																										
BAS	2,628	100	2,628	875,666																																										
FGR	1,006	55	553	184,263																																										
FOP	84	30	25	8,330																																										
FOP	144	30	43	14,328																																										
FOP	204	30	61	20,326																																										
FOP	223	30	67	22,325																																										
FOP	312	30	94	31,322																																										
FOP	1,217	30	365	121,621																																										
TOTALS	8,412		6,077	2,024,895																																										
EXTRA FEATURES					2610 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE										LGL DATE																					
															XF DATE										LAND DATE																					
															INC DATE										AG DATE																					
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	0415	BEACHWALK	0 100	262	4	1,048.00	SF	11.50	11.50	100	2016	2016	3	78	9,401																															
2	0855	CONC PAVER	0 100	0	0	2,440.00	SF	10.00	10.00	100	2016	2016	3	97	23,668																															
3	0855	CONC PAVER	0 100	0	0	84.00	SF	10.00	10.00	100	2016	2016	3	97	815																															
4	0855	CONC PAVER	0 100	0	0	333.00	SF	10.00	10.00	100	2016	2016	3	97	3,230																															
5	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	3,920																															
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2016	2016	3	100	10,000																															
LAND DESCRIPTION										TOTAL OB/XF										51,034																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			100.00	290.00	100.00	FF		1.00	1.00	0.85	15,000.00	12,750.00	1,275,000																													