

S50 FT OF N300 FT OF LOT 67
IN OR 2440/1391
BUCKS FDNA BEACH 1 PB 2/30

LIGHT FAMILY REV LIVING TRUST/LIGHT ALFRED ROBERT
2830 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0067-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

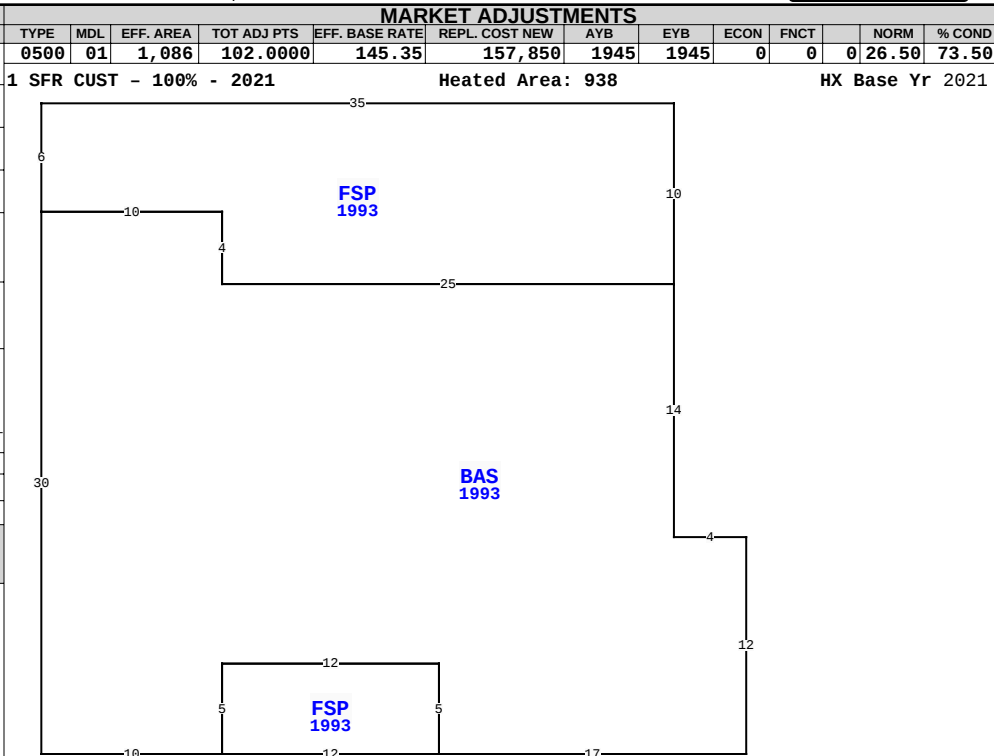
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	938	100,208
FSP	60	40	24	2,564
FSP	310	40	124	13,247

TOTALS	1,308		1,086	116,020
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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	0810	CONCRETE A	0 100	35	6	210.00	SF	6.50	6.50	100	1980
2	0810	CONCRETE A	0 100	10	4	40.00	SF	6.50	6.50	100	1980
3	1242	WD DECK A	0 100	10	12	120.00	SF	10.00	10.00	100	1997
4	0810	CONCRETE A	0 100	6	6	36.00	SF	6.50	6.50	100	1980
5	1242	WD DECK A	0 100	10	7	70.00	SF	10.00	10.00	100	1997

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



2830 S S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
1,031											

TOTAL OB/XF											
1,031											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	148,170		
TOTAL MARKET OB/XF VALUE	1,031		
TOTAL LAND VALUE - MARKET	750,000		
TOTAL MARKET VALUE	899,201		
SOH/AGL Deduction	235,374		
ASSESSED VALUE	663,827		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	613,827		
TOTAL JUST VALUE	899,201		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	908,775		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122318	ROOF	2,000	11/15/2012
20051509	REMODEL	1,000	04/04/2005
B969556	REMODEL	10,700	01/26/1996
B959458	REPAIR/RRF	800	11/30/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2440/1391	5/21/2020	QC U	I	11		100	
GRANTOR: LIGHT ALFRED ROBERT &							
GRANTEE: LIGHT FAMILY REVOCA							
1219/0436	3/31/2004	WD Q	I			775,000	
GRANTOR: SWEAT MARCUS L JR & C							
GRANTEE: LIGHT ALFRED R & MO							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FSP=[YR=1993] W35 S6BAS=[YR=1993] S30 E10 FSP=[YR=1993] E12 N5 W12 S5\$ N5 E12 S5 E17 N12 W4 N14 W25 N4 W10\$ E10 S4 E25 N10\$.							

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