



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	02	SHED 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
Occupancy	00	NONE 100

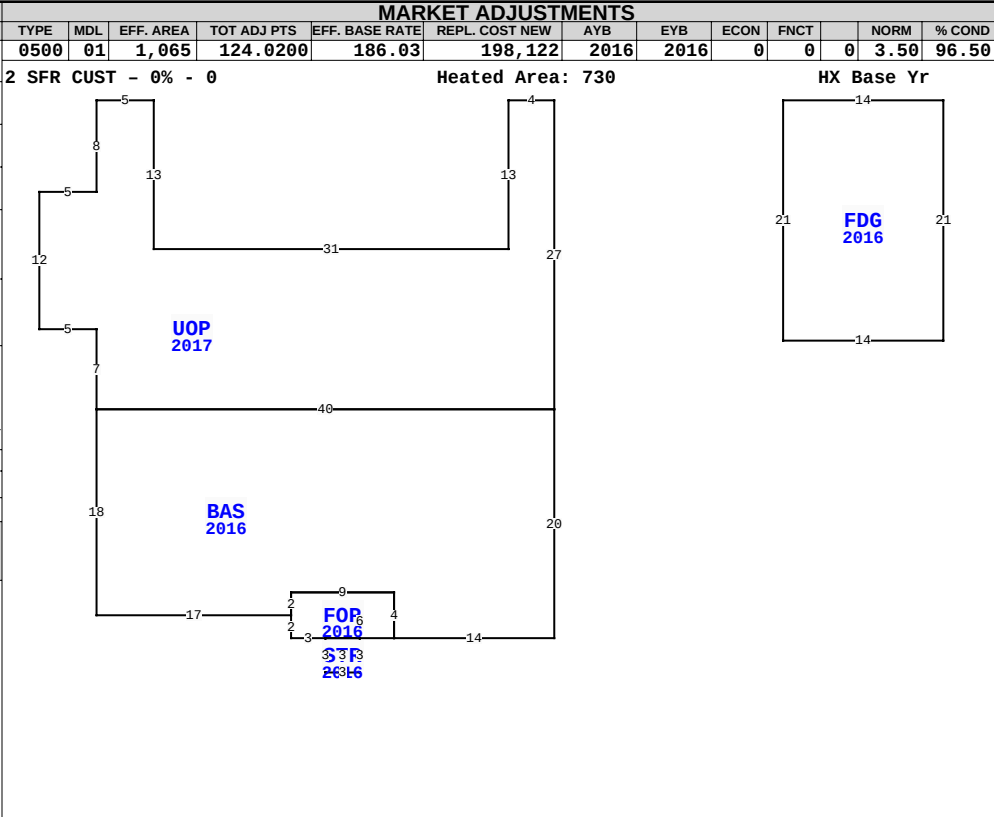
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	730	100	730	131,049
FDG	294	60	176	31,595
FOP	36	30	11	1,974
STR	9	10	1	179
UOP	737	20	147	26,389

TOTALS	1,806		1,065	191,188
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	74.00	SF	6.50	6.50	462
2	0861	POOL GUNIT	0	0	0	0	403.00	SF	85.00	85.00	28,774
3	0855	CONC PAVER	0	0	0	0	1,022.00	SF	10.00	10.00	10,016

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0		R-2	50.00	290.00	50.00	FF	1.00



2500 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
39,252											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		191,188	
TOTAL MARKET OB/XF VALUE		39,252	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		1,055,440	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,055,440	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,055,440	
TOTAL JUST VALUE		1,055,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		972,957	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190584	TRELLIS	0	10/14/2019
20172183	DECK/TRELLIS	32,380	07/17/2017
20170748	SWIM POOL	130,000	03/15/2017
20151395	CO ISSUED	0	01/21/2016
20152392	GARAGE	30,000	10/14/2015
20151395	NEW CONSTR	210,000	06/17/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2295/0006	8/01/2019	QC	U	I	11
GRANTOR: VERDON KAREN					
GRANTEE: PELTO DON J					
2015/1093	11/24/2015	QC	U	V	11
GRANTOR: PELTO DON J					
GRANTEE: VERDON KAREN & DON					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2017] W4 S13 W31 N13 W5 S8 W5 S12 E5 S7 BAS=[YR=2016] S18 E17 FOP=[YR=2016] S2 E3 STR=[YR=2016] S3 E3 N3 W3\$ E6 N4 W9 S2\$ N2 E9 S4 E14 N20 W40\$ E40 N27\$ PTR=E20 FDG=[YR=2016] E14 S21 W14 N21\$ W20\$.											