S 1/2 OF LOT 18
AMENDED DECLARATION OF CVNTS &
RESTRICATIONS IN OR 779/254

FLETCHER BEACH HOUSE LLC
96233 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

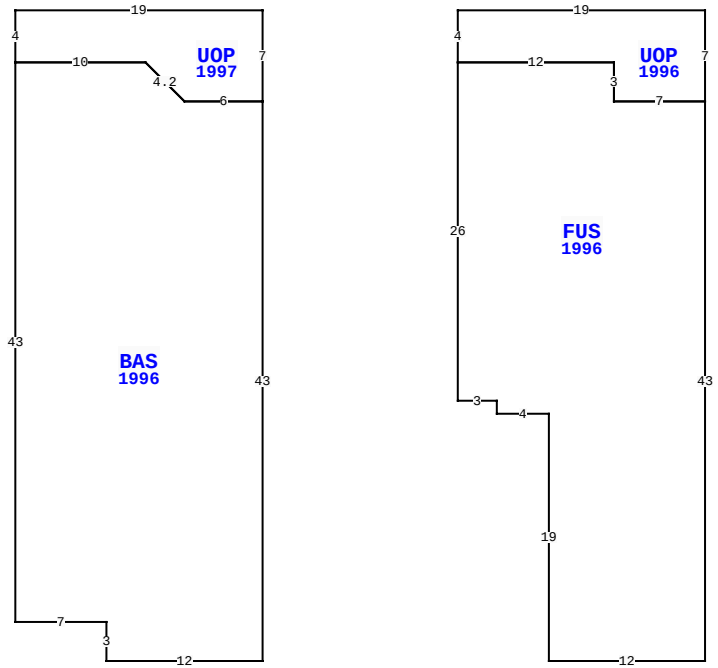
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	831	100	831	85,750
FUS	717	100	717	73,986
UOP	97	20	19	1,961
UOP	99	20	20	2,064
TOTALS	1,744		1,587	163,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,587	125.2152	118.95	188,774	1996	1996	0	0	0	13.25	86.75

1 TOWNHOUSE - 0% - 0 Heated Area: 1548 HX Base Yr



2510 S FLETCHER AVE B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,761
TOTAL MARKET OB/XF VALUE	5,656
TOTAL LAND VALUE - MARKET	562,650
TOTAL MARKET VALUE	732,067
SOH/AGL Deduction	0
ASSESSED VALUE	732,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	732,067
TOTAL JUST VALUE	732,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	681,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969747	XFOB	5,000	04/10/1996
B959497	NEW CONSTR	140,000	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1065	5/26/2021	WD	U	I	11	100
GRANTOR: REICHHOLD WILLIAM J &						
GRANTEE: FLETCHER BEACH HOUS						
1937/0244	9/10/2014	WD	Q	I	02	505,300
GRANTOR: PURCELL JOHN A & STAC						
GRANTEE: REICHHOLD WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W19 S4 BAS=[YR=1996] S43 E7 S3 E12 N43 W6 U3 L3 W10 $ E10 D3 R3 E6 N7 $ PTR= E15 UOP=[YR=1996] E19 S7 FUS=[YR=1996] S43 W12 N19 W4 N1 W3 N26 E12 S3 E7 $ W7 N3 W12 N4 $ W15 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	829.00	SF	5.20	5.20	100	1996	1996	3	72	3,104	
2	1075	TRELLIS G	0	0	19	12	228.00	SF	35.00	35.00	100	1996	1996	3	24	1,915	
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1996	1996	3	20	200	
4	0820	WOOD WALK	0	0	7	3	21.00	SF	11.75	11.75	100	1996	1996	3	40	99	
5	0415	BEACHWALK	0	0	0	0	294.00	SF	5.75	5.75	100	1996	1996	3	20	338	

LAND DESCRIPTION

TOTAL OB/XF 5,656

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		R-2	25.00	290.00	25.00	FF		1.00	1.00	1.36	16,500.00	22,506.00	562,650							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 562,650 Market: 0 Agricultural: 0 Common: 562,650 PRINTED 08/06/2024 BY SYS