



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structure	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	TERRAZZO 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAL	414	15	62	13,853
BAL	640	15	96	21,450
BAS	2,527	100	2,527	564,622
FOP	432	30	130	29,046
FOP	946	30	284	63,456
FST	50	55	28	6,256
FST	414	55	228	50,943
FUS	2,407	100	2,407	537,810
UOP	30	20	6	1,341
UOP	1,079	20	216	48,262
TOTALS	10,204		6,237	1,393,569

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	600.00	SF	5.20	5.20
2	0416	DUNEWALKS	0	0	188	4	SF	21.00	21.00
3	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00
4	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		R-2	100.00	290.00	100.00

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0500	11	6,237	157.6240	236.44	1,474,676	2012	2012	0	0	94.50
1 SFR CUST - 0% - 0 Heated Area: 4934 HX Base Yr										
** This building has 11 Sub-Areas										

2540 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	1,393,569		
TOTAL MARKET OB/XF VALUE	15,388		
TOTAL LAND VALUE - MARKET	1,402,500		
TOTAL MARKET VALUE	2,811,457		
SOH/AGL Deduction	3,341		
ASSESSED VALUE	2,808,116		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,808,116		
TOTAL JUST VALUE	2,811,457		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,622,096		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120591	REPAIR/RRF	27,777	04/10/2012
20120586	H/AC	4,600	04/09/2012
20120551	NEW CONSTR	10,000	04/03/2012
20120547	NEW CONSTR	45,000	04/02/2012
20120349	GAS	2,130	03/02/2012
20120163	LOW VOLTAGE	12,000	01/31/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1896	6/30/2020	SW	U	I	11	100
GRANTOR: CONBOY LYNNE D						
GRANTEE: CONBOY LYNNE D REV						
0939/1518	7/10/2000	QC	U	I	01	100
GRANTOR: CONBOY JAMES J						
GRANTEE: CONBOY LYNNE D						

BUILDING NOTES									
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BUILDING DIMENSIONS
UOP=[YR=2012] W73 S8 FOP=[YR=2012] S24 FST=[YR=2012] S5
BAS=[YR=2012] S2 UOP=[YR=2012] W3 S10 E3 N10\$ S17
FST=[YR=2012] S23 E18 UOP=[YR=2012] E55 N23 W55 S23\$ N23 W18\$
E73 N39 W55 S15 W8 S5 W10\$ E10 N5 W10\$ E18 N24 W18\$ E18 S9
E55 N17\$ PTR=E20 FOP=[YR=2012] E25 S7 E51 S6 FUS=[YR=2012]
S39 W31 N17 W10 S17 W14 BAL=[YR=2012] S23 W18 N23 E18\$ W18
N24 E18 N15 E55\$ W55 S15 W21 N28\$ W20\$ PTR=E75 S80
BAL=[YR=2012] E25 S13 W4 S15 W21 N28\$ N80W75 \$.