LOT 23
IN OR 914/838
BUCKS FDNA BEACH # 1 PB 2/30

MORGAN LUKE E
2560 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0023-0000

BUILDING CHARACTERISTICS

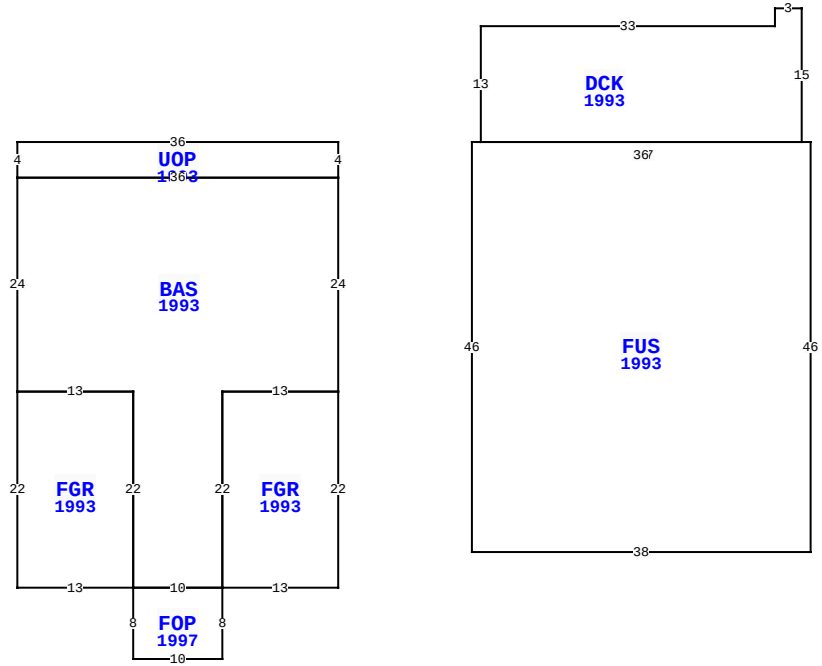
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,084	100	1,084	140,400
DCK	474	10	47	6,088
FGR	286	55	157	20,335
FGR	286	55	157	20,335
FOP	80	30	24	3,109
FUS	1,748	100	1,748	226,402
UOP	144	20	29	3,756
TOTALS	4,102		3,246	420,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,246	109.3000	163.95	532,182	1981	1981	0	0	0	21.00	79.00

1 SFR CUST – 100% - 2006 Heated Area: 2832 HX Base Yr 2006



2560 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		420,424
TOTAL MARKET OB/XF VALUE		21,782
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		1,267,206
SOH/AGL Deduction		583,009
ASSESSED VALUE		684,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		634,197
TOTAL JUST VALUE		1,267,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,173,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150868	REPDECK	6,000	04/22/2015
B972149	REPAIR/RRF	8,000	10/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0914/0838	1/06/2000	WD	U	I	01	100
GRANTOR: MORGAN L H & JEAN E						
GRANTEE: MORGAN LUKE E						
0332/0665	3/01/1981	WD	Q	V		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W36 S4 BAS=[YR=1993] S24 FGR=[YR=1993] S22 E13 FOP=[YR=1997] S8 E10 N8 FGR=[YR=1993] E13 N22 W13 S22$ W10$ N22 W13$ E13 S22 E10 N22 E13 N24 W36$ E36 N4$ PTR=E15 FUS=[YR=1993] E1 DCK=[YR=1993] N13 E33 N2 E3 S15 W36$ E37 S46 W38 N46$ 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	0858	SCULP CONC	0	100	0	0	1,688.00	SF	13.00	13.00	100	2000	2000	3	94	20,627	
2	0415	BEACHWALK	0	100	156	4	624.00	SF	5.75	5.75	100	1997	1997	3	20	718	
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1981	1981	3	35	437	

LAND DESCRIPTION

TOTAL OB/XF 21,782

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	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	825,000							

REVIEW DATE 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS