

LOT 24
IN OR 673/1683 & OR 673/1685
BUCKS FDNA BEACH #1 PB 2/30

KAMBACK LINDA J
2570 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0024-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	290	15	44	5,115
BAS	888	100	888	103,225
FGR	484	55	266	30,921
FST	60	55	33	3,836
FUS	892	100	892	103,690
STR	56	10	6	698

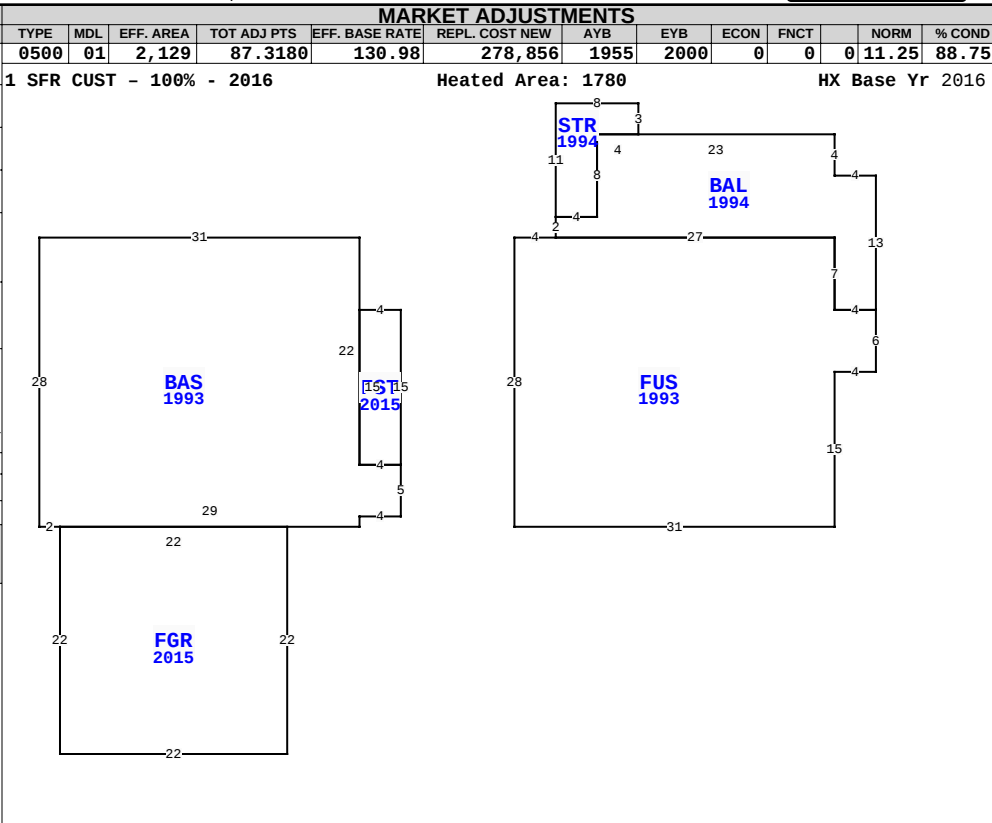
TOTALS	2,670		2,129	247,485
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0 100	23	10	230.00	SF	10.00	10.00	100	1993	1993	3	20	460	
2	0415	BEACHWALK	0 100	0	0	1,008.00	SF	5.75	5.75	100	1998	1998	3	20	1,159	
3	0810	CONCRETE A	0 100	0	0	51.00	SF	6.50	6.50	100	1970	1970	3	21	70	
4	1242	WD DECK A	0 100	0	0	52.00	SF	10.00	10.00	100	1998	1998	3	20	104	
5	1242	WD DECK A	0 100	0	0	52.00	SF	10.00	10.00	100	2000	2000	3	20	104	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



2570 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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3	0810	CONCRETE A	0 100	0	0	51.00	SF	6.50	6.50	100	1970	1970	3	21	70	
4	1242	WD DECK A	0 100	0	0	52.00	SF	10.00	10.00	100	1998	1998	3	20	104	
5	1242	WD DECK A	0 100	0	0	52.00	SF	10.00	10.00	100	2000	2000	3	20	104	

TOTAL OB/XF

TOTALS	2,670		2,129	247,485
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,485	
TOTAL MARKET OB/XF VALUE		1,897	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		1,074,382	
SOH/AGL Deduction		304,193	
ASSESSED VALUE		770,189	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		715,189	
TOTAL JUST VALUE		1,074,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		988,333	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141432	GARAGE	128,000	07/02/2014
20121634	REPDCK	5,000	08/10/2012
20121420	ROOF	4,054	07/18/2012
20090697	REPAIR/RRF	1,200	06/04/2009
20070950	H/AC	1,500	05/30/2007
20061320	REPAIR/RRF	1,500	06/12/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0673/6835	1/15/1993	WD	Q	I		150,000	
GRANTOR: MOORIS NEWTON ETAL							
GRANTEE: KAMBACK DWIGHT & LI							
0430/0809	8/01/1909	FS	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES							
BAS=[YR=1993] W31 S28 E2 FGR=[YR=2015] S22 E22 N22 W22\$ E29 N1 E4 N5 FST=[YR=2015] N15 W4 S15 E4\$ W4 N22\$ PTR=E15 FUS=[YR=1993] E4 BAL=[YR=1994] N2 STR=[YR=1994] N11 E8 S3 W4 S8 W4\$ E4 N8 E23 S4 E4 S13 W4 N7 W27\$ E27 S7 E4 S6 W4 S15 W31 N28\$ W15\$.							

BUILDING DIMENSIONS							
BAS=[YR=1993] W31 S28 E2 FGR=[YR=2015] S22 E22 N22 W22\$ E29 N1 E4 N5 FST=[YR=2015] N15 W4 S15 E4\$ W4 N22\$ PTR=E15 FUS=[YR=1993] E4 BAL=[YR=1994] N2 STR=[YR=1994] N11 E8 S3 W4 S8 W4\$ E4 N8 E23 S4 E4 S13 W4 N7 W27\$ E27 S7 E4 S6 W4 S15 W31 N28\$ W15\$.							