LOT 25
BUCKS FDNA BEACH #1 PB 2/30

GREEN-BEASLEY REVOCABLE TRUST/GREEN JOHN LAWRENCE
2579 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

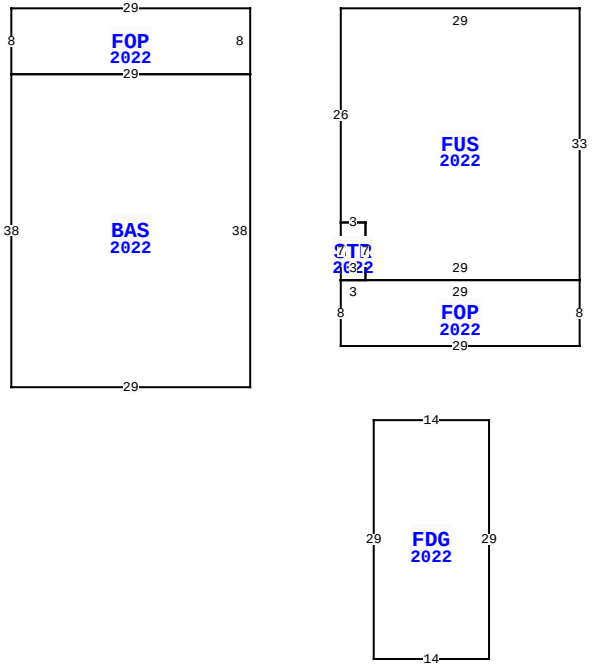
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100	1,102	188,806
FDG	406	60	244	41,805
FOP	232	30	70	11,993
FOP	232	30	70	11,993
FUS	936	100	936	160,365
STR	21	10	2	343
TOTALS	2,929		2,424	415,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,424	114.2190	171.33	415,304	2022	2022	0	0	0	0.00	100.00

2 SFR CUST – 100% - 2023 Heated Area: 2038 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/20/2024 MLU
AG DATE	

2579 S FLETCHER AVE, FERNANDINA BEACH

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	0855	CONC PAVER	0	100	0	0	1,088.00	SF	10.00	10.00	100	2022	2022	3	100	10,880	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2022	2022	3	99	4,182	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	99	891	
4	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2022	2022	3	98	23,824	
5	0855	CONC PAVER	0	100	0	0	771.00	SF	10.00	10.00	100	2022	2022	3	100	7,710	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
7	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2022	2022	3	100	936	
8	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		415,304
TOTAL MARKET OB/XF VALUE		55,363
TOTAL LAND VALUE - MARKET		336,000
TOTAL MARKET VALUE		806,667
SOH/AGL Deduction		500,000
ASSESSED VALUE		306,667
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,667
TOTAL JUST VALUE		806,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		762,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222035	SWIM POOL	0	04/01/2022
20211363	NEW CONSTR	280,191	08/17/2021
20210064	DEMOLITION	0	05/21/2021
20121648	ROOF	4,500	08/13/2012
20101392	OTHER	2,450	08/20/2010
20051589	ELEC OTHER	1,000	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1344	12/28/2023	SW	U	I	11	100
GRANTOR: BEASLEY MELANIE ANNE						
GRANTEE: GREEN-BEASLEY REVOC						
2689/1342	12/28/2023	SW	U	I	11	100
GRANTOR: BEASLEY MELANIE						
GRANTEE: BEASLEY MELANIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W29 S8 BAS=[YR=2022] S38 E29 N38 W29$ E29 N8$ PTR=E40 FUS=[YR=2022] W29 S26 STR=[YR=2022] S7 E3 N7 W3$ E3 S7 W3 FOP=[YR=2022] S8 E29 N8 W29$ E29 N33$W40$ PTR=E15 S50 FDG=[YR=2022] S29 E14 N29 W14$ W15 N50$.

LAND DESCRIPTION

TOTAL OB/XF 55,363

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	000100	C	SFR	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,000.00	6,720.00	336,000							

REVIEW DATE 02/22/2023 BY DJ Total Acres: 0.00 Total Land Value: 336,000 Market: 0 Agricultural: 0 Common: 336,000 PRINTED 08/06/2024 BY SYS