LOTS 49 & 50
IN OR 2164/1023
BUCKS FDNA BEACH 1 PB 2/30

NEWBERN JESS III
2600 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0049-0000

BUILDING CHARACTERISTICS

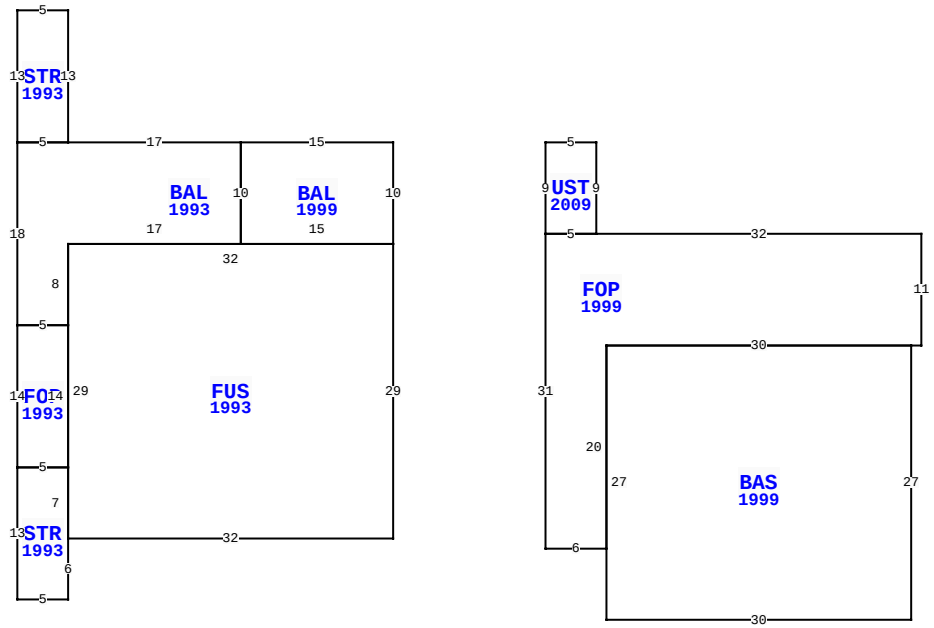
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
BAL	260	15	39	6,147
BAL	150	15	22	3,467
BAS	810	100	810	127,668
FOP	70	30	21	3,310
FOP	527	30	158	24,903
FUS	928	100	928	146,266
STR	65	10	6	946
STR	65	10	6	946
UST	45	45	20	3,152
TOTALS	2,920		2,010	316,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,010	119.0700	178.60	358,986	1962	1999	0	0	0	11.75	88.25

1 SFR CUST – 100% - 2018 Heated Area: 1738 HX Base Yr 2018



2600 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		633,197
TOTAL MARKET OB/XF VALUE		4,970
TOTAL LAND VALUE - MARKET		1,402,500
TOTAL MARKET VALUE		2,040,667
SOH/AGL Deduction		490,436
ASSESSED VALUE		1,550,231
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,500,231
TOTAL JUST VALUE		2,040,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,884,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171205	CO ISSUED	0	01/12/2018
20171205	GUESTHOUSE	199,692	04/24/2017
20110897	H/AC	6,800	06/06/2011
20090586	H/AC	5,975	05/12/2009
20090577	H/AC	2,600	05/11/2009
20070538	H/AC	5,975	04/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1023	12/08/2017	WD	U	I	11	100
GRANTOR: FL-GA INVESTMENTS LLC						
GRANTEE: NEWBERN JESS III						
1899/0329	1/24/2014	WD	Q	I	02	900,000
GRANTOR: DARIEN TELEPHONE CO I						
GRANTEE: FL-GA INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1999] W15 BAL=[YR=1993] W17 STR=[YR=1993] N13 W5 S13 E5$ W5 S18 FOP=[YR=1993] S14 STR=[YR=1993] S13 E5 N6 FUS=[YR=1993] E32 N29 W32 S29$ N7 W5 $ E5 N14 W5$ E5 N8 E17 N10$ S10 E15 N10$ PTR=E15 UST=[YR=2009] E5 S9 FOP=[YR=1999] E32 S11 W1 BAS=[YR=1999] S27 W30 N27 E30$ W30 S20 W6 N31 E5$ W5 N9$ 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	0855	CONC PAVER	0	100	0	0	368.00	SF	10.00	10.00	100	2018	2018	3	97	3,570	
2	1242	WD DECK A	0	100	0	0	1,032.00	SF	4.00	4.00	100	1999	1999	3	20	826	
3	1126	CB/STC 8"	0	100	0	0	58.00	SF	8.00	8.00	100	1999	1999	3	77	357	
4	1076	TRELLIS A	0	100	14	9	126.00	SF	7.50	7.50	100	1999	1999	3	23	217	

LAND DESCRIPTION

TOTAL OB/XF 4,970

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	100.00	290.00	100.00	FF		1.00	1.00	0.85	16,500.00	14,025.00	1,402,500							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,402,500 Market: 0 Agricultural: 0 Common: 1,402,500 PRINTED 08/06/2024 BY SYS

LOTS 49 & 50
IN OR 2164/1023
BUCKS FDNA BEACH 1 PB 2/30

NEWBERN JESS III
2600 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0049-0000

BUILDING CHARACTERISTICS

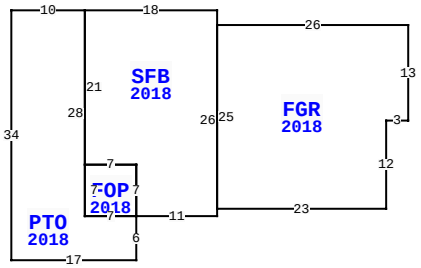
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

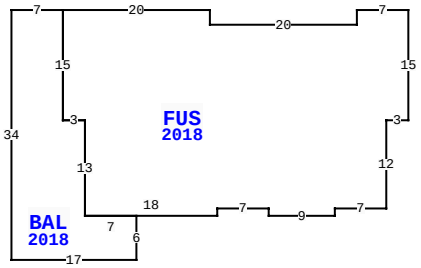
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	337	15	51	8,187
FGR	614	55	338	54,257
FOP	49	30	15	2,408
FUS	1,184	100	1,184	190,061
PTO	382	5	19	3,050
SFB	455	80	364	58,431
TOTALS	3,021		1,971	316,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,971	109.7600	164.64	324,505	2018	2018	0	0	0	2.50	97.50

2 SFR CUST – 100% - 2018 Heated Area: 1548 HX Base Yr 2018





2600 S FLETCHER AVE, FERNANDINA BEACH

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XF DATE		LAND DATE	05/07/2024 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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Tax Group: 2	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,500,231
TOTAL JUST VALUE		2,040,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,884,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985013	REMODEL	45,000	02/22/1999
B984875	REPAIR/RRF	3,000	01/27/1999
B9710577	REMODEL	200	06/27/1997
B9710241	REPAIR/RRF	3,500	01/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/1023	12/08/2017	WD	U	I	11	100
GRANTOR: FL-GA INVESTMENTS LLC						
GRANTEE: NEWBERN JESS III						
1899/0329	1/24/2014	WD	Q	I	02	900,000
GRANTOR: DARIEN TELEPHONE CO I						
GRANTEE: FL-GA INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W26 SFB=[YR=2018] N2 W18 PTO=[YR=2018] W10 S34 E17 N6 FOP=[YR=2018] N7 W7 S7 E7$ W7 N28$ S21 E7 S7 E11 N26$ S25 E23 N12 E3 N13$ PTR=E15 BAL=[YR=2018] E7 FUS=[YR=2018] E20 S2 E20 N2 E7 S15 W3 S12 W7 S1 W9 N1 W7 S1 W18 N13 W3 N15$ S15 E3 S13 E7 S6 W17 N34$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,402,500 Market: 0 Agricultural: 0 Common: 1,402,500 PRINTED 08/06/2024 BY SYS