

LOTS 51 & 52
IN OR 2122/1832
BUCKS FDNA BEACH #1 PB 2/30

STREETER BRUCE & JANICE REVOCABLE TRUST/STREETER B
2610 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-114A-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100

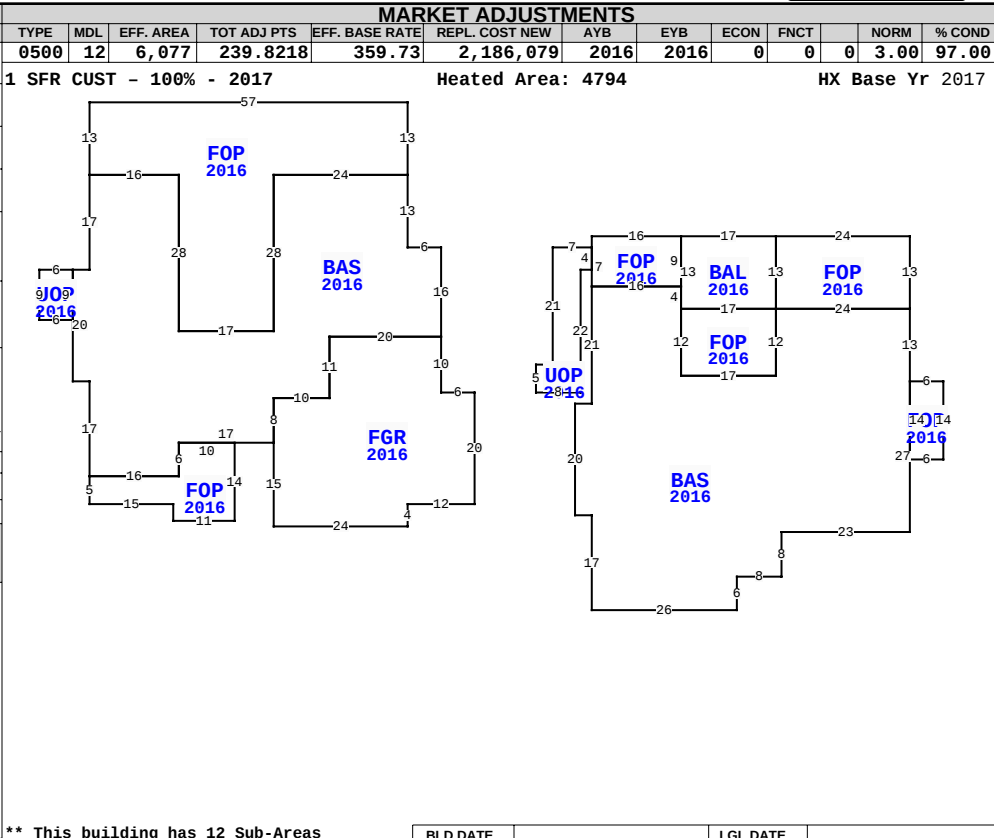
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	221	15	33	11,515
BAS	2,166	100	2,166	755,800
BAS	2,628	100	2,628	917,009
FGR	1,006	55	553	192,963
FOP	84	30	25	8,723
FOP	144	30	43	15,004
FOP	204	30	61	21,286
FOP	223	30	67	23,379
FOP	312	30	94	32,801
FOP	1,217	30	365	127,362
TOTALS	8,412		6,077	2,120,497

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0415	BEACHWALK	0 100	262	4	1,048.00	SF	11.50	11.50
2	0855	CONC PAVER	0 100	0	0	2,440.00	SF	10.00	10.00
3	0855	CONC PAVER	0 100	0	0	84.00	SF	10.00	10.00
4	0855	CONC PAVER	0 100	0	0	333.00	SF	10.00	10.00
5	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00
6	0410	ELEVATOR	0 100	0	0	1.00	UT	10,000.00	10,000.00

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	100		R-2	100.00	290.00	100.00

REVIEW DATE 01/06/2023 BY TWA



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

TOTAL OB/XF									
50,225									

Total Acres: 0.00 Total Land Value: 1,402,500 Market: 0 Agricultural: 0 Common: 1,402,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,120,497	
TOTAL MARKET OB/XF VALUE		50,225	
TOTAL LAND VALUE - MARKET		1,402,500	
TOTAL MARKET VALUE		3,573,222	
SOH/AGL Deduction		994,777	
ASSESSED VALUE		2,578,445	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		2,528,445	
TOTAL JUST VALUE		3,573,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,350,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151253	CO ISSUED	0	08/23/2016
20151253	NEW CONSTR	1,055,250	06/02/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2122/1832	4/11/2017	WD U	I	11	
GRANTOR: STREETER BRUCE A & JA					
GRANTEE: BRUCE AND JANICE ST					
1792/0166	5/01/2012	WD Q	I	01	735,000
GRANTOR: DRYDEN CLAUDE L JR &					
GRANTEE: STREETER BRUCE A &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W6 N13 FOP=[YR=2016] N13 W57 S13 E16 S28 E17 N28 E24\$ W24 S28 W17 N28 W16 S17 W3 UOP=[YR=2016] W6 S9 E6 N9\$ S20 E3 S17 FOP=[YR=2016] S5 E15 S3 E11 N14 W10 S6 W16\$ E16 N6 E17 FGR=[YR=2016] S15 E24 N4 E12 N20 W6 N10 W20 S11 W10 S8\$ N8 E10 N11 E20 N16\$ PTR=E20 UOP=[YR=2016] E7 FOP=[YR=2016] N2 E16 BAL=[YR=2016] E17 FOP=[YR=2016] E24 S13 BAS=[YR=2016] S13 FOP=[YR=2016] E6 S14 W6 N14\$ S27 W23 S8 W8 S6 W26 N17 W3 N20 E3 N21 E16 S4 FOP=[YR=2016] E17 S12 W17 N12 \$ S12 E17 N12 E24\$ W24 N13\$ S13 W17 N13\$ S9 W16 N7\$ S4 W2 S22 W8 N5 E3 N21\$ W20\$.									

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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