

LOT 6
IN OR 1914/824
BUCKS FDNA BEACH #1 PB 2/30

TAYLOR ROBERT B TRUST/TAYLOR ROBERT B TRUSTEE
2400 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	196,401
BAS	96	100	2016	96	14,730
FGR	586	55	2016	322	49,407
FOP	100	30	2016	30	4,603
FOP	480	30	2016	144	22,095
FUS	1,147	100	1993	1,147	175,994
PTO	480	5	2016	24	3,683
STR	43	10	2015	4	614

TOTALS	4,212			3,047	467,527
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0835	QUARY TILE	0	100	44	7	308.00	SF	10.00
2	0415	BEACHWALK	0	100	0	0	1,171.00	SF	5.75
3	0855	CONC PAVER	0	100	0	0	136.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	1,600.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-2	50.00	290.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,047	116.5824	184.20	561,257	1951	1990		0	0	16.70	83.30	
1 SFR CUST - 100% - 2015													
Heated Area: 2523													
HX Base Yr 2015													

2400 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	05/20/2008	DJ	LGL DATE	
	XF DATE			LAND DATE	05/07/2025
	INC DATE			AG DATE	MLU

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	0835	QUARY TILE	0	100	44	7	308.00	SF	10.00	10.00	100	1985	1985	3	44	1,355	
2	0415	BEACHWALK	0	100	0	0	1,171.00	SF	5.75	5.75	100	2003	2003	3	20	1,347	
3	0855	CONC PAVER	0	100	0	0	136.00	SF	10.00	10.00	100	2016	2016	3	95	1,292	
4	0855	CONC PAVER	0	100	0	0	1,600.00	SF	10.00	10.00	100	2022	2022	3	99	15,840	

TOTAL OB/XF										19,834							
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
1	000120	C	RES OCEAN	100		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				2
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										467,527				
TOTAL MARKET OB/XF VALUE										19,834				
TOTAL LAND VALUE - MARKET										950,000				
TOTAL MARKET VALUE										1,437,361				
SOH/AGL Deduction										751,089				
ASSESSED VALUE										686,272				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										635,550				
TOTAL JUST VALUE										1,437,361				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										1,291,412				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151220	CO ISSUED	0	09/28/2016
20151220	ADDITION	261,125	05/29/2015
B021663	XF0B	12,000	09/24/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2561/0551	3/28/2022	WD	U	I	11	100	
GRANTOR: TAYLOR ROBERT B & LEN							
GRANTEE: TAYLOR ROBERT B TRU							
1914/0824	4/24/2014	WD	Q	I	01	525,000	
GRANTOR: EAGERTON FAMILY LIMIT							
GRANTEE: TAYLOR ROBERT B & L							

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2016] W40 S12 BAS=[YR=1993] S32 E7 BAS=[YR=2016] S12 FGR=[YR=2016] S10 E7 S1 E11 S2 E11 FOP=[YR=2016] E4 N25 W4 S25\$ N25 W21 S12 W8\$ E8 N12 W8\$ E33 N32 W40\$ E40 N12\$ PTR=E15 FOP=[YR=2016] E40 S12 FUS=[YR=1993] S32 W10 STR=[YR=2015] W9 N3 E5 N4 E4 S7 \$ N7W19 S7 W11 N32 E40\$ W40 N12\$ W15 \$.									