LOT 12
IN OR 2025/523
BUCKS FDNA BEACH #1 PB 2/30

SCHIFFMAN DOUGLAS & SUZANNE
2440 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

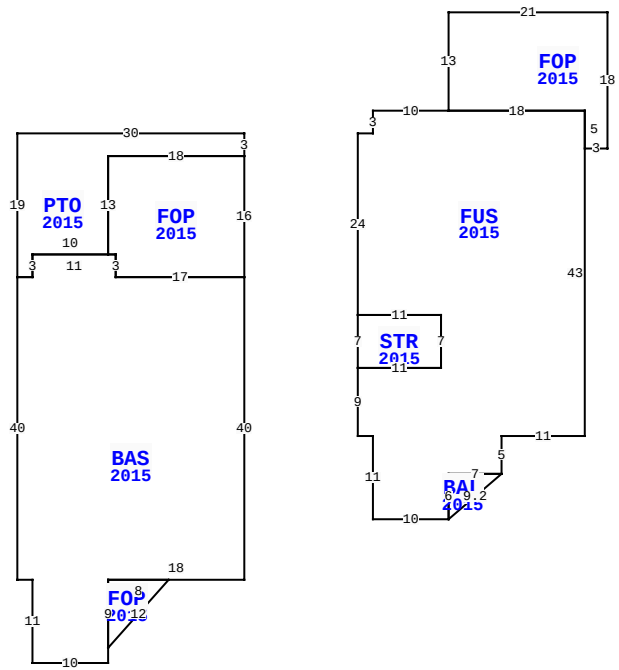
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	21	15	2015	3	694
BAS	1,343	100	2015	1,343	310,868
FOP	36	30	2015	11	2,546
FOP	285	30	2015	86	19,907
FOP	288	30	2015	86	19,907
FUS	1,352	100	2015	1,352	312,952
PTO	252	5	2015	13	3,009
STR	77	10	2015	8	1,852
TOTALS	3,654			2,902	671,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,902	153.4080	242.38	703,387	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2018 Heated Area: 2695 HX Base Yr 2018



2440 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		671,735
TOTAL MARKET OB/XF VALUE		11,632
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,633,367
SOH/AGL Deduction		485,334
ASSESSED VALUE		1,148,033
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,097,311
TOTAL JUST VALUE		1,633,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150693	CO ISSUED	0	01/06/2016
20150693	NEW CONSTR	800,000	04/02/2015
20142340	DEMOLITION	8,000	10/31/2014
20122515	PATDR	1,200	12/14/2012
20101515	OTHER	600	09/03/2010
20051166	REPAIR/RRF	3,000	02/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/0523	1/20/2016	QC	U	I	11	100
GRANTOR: COOPER COTTAGE LLC						
GRANTEE: SCHIFFMAN DOUGLAS &						
1950/0259	11/25/2014	QC	U	I	11	100
GRANTOR: COOPER COTTAGE LLC						
GRANTEE: SCHIFFMAN DOUGLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W30 S19 BAS=[YR=2015] S40 E2 S11 E10 N2 FOP=[YR=2015] U9 R8 W8 S9$ N9 E18 N40 FOP=[YR=2015] N16 W18 S13 E1 S3 E17$ W17 N3 W11 S3 W2$ E2 N3 E10 N13 E18 N3$ PTR= E15 FUS=[YR=2015] E2 N3 E10 FOP=[YR=2015] N13 E21 S18 W3 N5 W18$ E18 S43 W11 S5 BAL=[YR=2015] D6 L7 N6 E7$ W7 S6 W10 N11 W2 N9 STR=[YR=2015] N7 E11 S7 W11$ E11 N7 W11 N24$ 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	0415	BEACHWALK	0	100	0	0	571.00	SF	5.75	5.75	100	1985	1985	3	20	657	
2	0812	CONCRETE C	0	100	0	0	1,484.00	SF	4.00	4.00	100	2015	2015	3	95	5,639	
3	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2015	2015	3	95	445	
4	0810	CONCRETE A	0	100	12	6	72.00	SF	6.50	6.50	100	2015	2015	3	95	445	
5	1126	CB/STC 8"	0	100	0	0	585.00	SF	8.00	8.00	100	2015	2015	3	95	4,446	

LAND DESCRIPTION

TOTAL OB/XF 11,632

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	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							

REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS