



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
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	156	15	2017	23	6,995
BAS	1,029	100	2017	1,029	312,914
FGR	529	55	2017	291	88,492
FOP	24	30	2017	7	2,129
FOP	99	30	2017	30	9,123
FOP	170	30	2017	51	15,509
FOP	326	30	2017	98	29,801
FST	20	55	2017	11	3,346
FUS	1,602	100	2017	1,602	487,160
STR	84	10	2017	8	2,433
TOTALS	4,171			3,176	965,806

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,176	198.4164	313.50	995,676	2017	2017	0	0	3.00	97.00
2 SFR CUST - 100% - 2018 Heated Area: 2631 HX Base Yr 2018											
** This building has 12 Sub-Areas											
2488 S FLETCHER AVE, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		965,806	
TOTAL MARKET OB/XF VALUE		53,662	
TOTAL LAND VALUE - MARKET		950,000	
TOTAL MARKET VALUE		1,969,468	
SOH/AGL Deduction		597,067	
ASSESSED VALUE		1,372,401	
TOTAL EXEMPTION VALUE		HX HB VX WX 60,722	
BASE TAXABLE VALUE		1,311,679	
TOTAL JUST VALUE		1,969,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,801,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162079	SWIM POOL	34,550	08/01/2016
20160045	NEW CONSTR	321,072	01/11/2016
20152570	GARAGE	0	11/03/2015
8496	ADDITION	7,200	08/17/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2404/0756	10/22/2020	QC	U	I	11
GRANTOR: SPANGLER REBECCA A					
GRANTEE: FREEMAN MEGAN R & K					
2009/0529	10/14/2015	WD	Q	I	01
GRANTOR: HIGHBEAM INC					
GRANTEE: SPANGLER DAVID A &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2017] W8 N2 FOP=[YR=2017] N12 W30 S10 E17 S2 E13\$ W13 N2 W17 S35 E6 FGR=[YR=2017] S18 E23 N19 FOP=[YR=2017] E9 N11 FST=[YR=2017] N5 W4 S5 E4\$ W9 S11\$ N4 W23 S5\$ N5 E23 N7 E5 N5 E4 N14\$ PTR=E15 FOP=[YR=2017] E17 BAL=[YR=2017] E13 S9 UOP=[YR=2017] E4 N10 E4 S15 STR=[YR=2017] S13 FUS=[YR=2017] S18 W9 S18 W23 N14 FOP=[YR=2017] N4 W6 S4 UOP=[YR=2017] S13 E4 N13 W4\$ E6\$ N4 W6 N35 E17 S2 E13 S2 E1 S4 E3 S5 W5 S4 E9 \$ W9 N4 E5 N5 W3 N4 E7\$ W8 N5\$ S3 W13 N12\$ S10 W17 N10\$ W15\$.					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	1,250.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	144.00	SF	7.00	7.00	100	2017
4	0861	POOL GUNIT	0 100	0	0	270.00	SF	85.00	85.00	100	2017
5	0855	CONC PAVER	0 100	0	0	706.00	SF	7.00	7.00	100	2017
6	0410	ELEVATOR	0 100	0	0	1.00	UT	12,000.00	12,000.00	97	2017
7	0462	ST/AL FNC	0 100	0	0	440.00	SF	10.00	10.00	100	2017
8	0820	WOOD WALK	0 100	203	4	812.00	SF	11.75	11.75	100	1987
TOTAL OB/XF 53,662											

LAND DESCRIPTION					TOTAL OB/XF										53,662									
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
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							