LOT 16
IN OR 1957/404
BUCKS FDNA BEACH #1

PELTO DON J
2498 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0016-0000

BUILDING CHARACTERISTICS

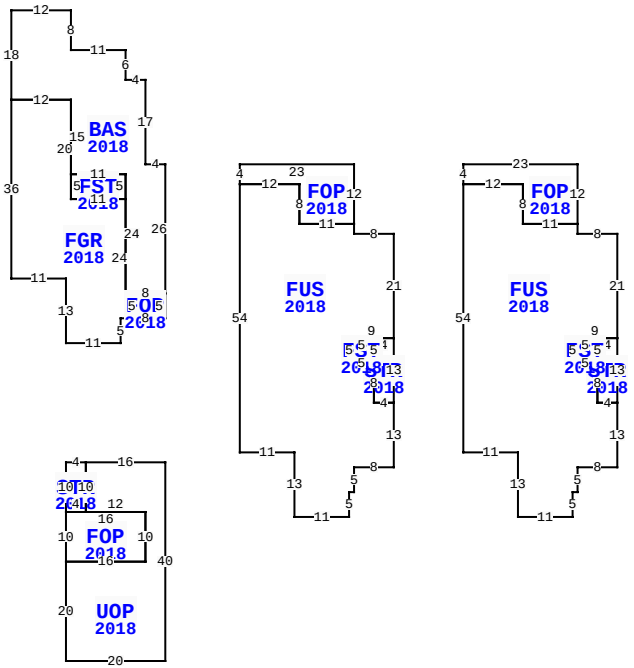
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	02	SHED 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Foundation	06	PIERS CONC 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 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
BAS	767	100	2018	767	503,190
FGR	759	55	2018	417	273,573
FOP	40	30	2018	12	7,873
FOP	160	30	2018	48	31,490
FOP	180	30	2018	54	35,426
FOP	180	30	2018	54	35,426
FST	25	55	2018	14	9,185
FST	25	55	2018	14	9,185
FST	55	55	2018	30	19,681
FUS	1,604	100	2018	1,604	1,052,304
TOTALS	6,143			4,752	3,117,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,752	428.0640	676.34	3,213,968	2018	2018	0	0	0	3.00	97.00

2 SFR CUST - 100% - 2019 Heated Area: 3975 HX Base Yr 2019



** This building has 15 Sub-Areas

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

2498 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		3,117,549
TOTAL MARKET OB/XF VALUE		49,863
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		4,117,412
SOH/AGL Deduction		1,844,853
ASSESSED VALUE		2,272,559
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,221,837
TOTAL JUST VALUE		4,117,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,850,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170526	CO ISSUED	0	12/18/2018
20170526	NEW CONSTR	465,290	02/24/2017
20150480	DEMOLITION	10,000	03/06/2015
20122211	ROOF	4,500	10/29/2012
20121103	U/G UTIL	1,500	06/11/2012
20110114	REPAIR/RRF	6,000	01/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/0404	1/09/2015	PR	U	I	19	600,000
GRANTOR: BOWEN BONNIE BANKS P/						
GRANTEE: PELTO DON J						
1675/1905	4/13/2010	PR	U	I	30	100
GRANTOR: BANKS BONNIE B P/R						
GRANTEE: BOWEN FRANCES R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 N17 W4 N6 W11 N8 W12 S18 FGR=[YR=2018] S36 E11 S13 E11 N5 E1 FOP=[YR=2018] E8 N5 W8 S5$ N24 FST=[YR=2018] N5 W11 S5 E11$ W11 N20 W12$ E12 S15 E11 S24 E8 N26$ PTR=E15 FOP=[YR=2018] E23 S12 FUS=[YR=2018] S2 E8 S21 STR=[YR=2018] S13 W4 N8 FST=[YR=2018] W5 N5 E5 S5$ N5 E4$ W9 S5 E5 S8 E4 S13 W8 S5 W1 S5 W11 N13 W11 N54 E12 S8 E11$ W11 N8 W12 N4$ W15$ PTR= E60 FOP=[YR=2018] E23 S12 FUS=[YR=2018] S2 E8 S21 STR=[YR=2018] S13 W4 N8 FST=[YR=2018] W5 N5 E5 S5$ N5 E4$ W9 S5 E5 S8 E4 S13 W8 S5 W1 S5 W11 N13 W11 N54 E12 S8 E11$ W11 N8 W12 N4$ W60$ PTR=S60 UOP=[YR=2018] W16 STR=[YR=2018] W4 S10 FOP=[YR=2018] S10 E16 N10 W16$ E4 N10$ S10 E12 S10 W16 S20 E20 N40$ N60$.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	98	2018	2018	3	98	9,996	
2	0416	DUNEWALKS	0	100	0	0	1,076.00	SF	21.00	21.00	100	2018	2018	3	78	17,625	
3	0855	CONC PAVER	0	100	0	0	2,293.00	SF	10.00	10.00	100	2019	2019	3	97	22,242	

LAND DESCRIPTION

TOTAL OB/XF 49,863

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 02/25/2019 BY DJ Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS