LOT 17
BUCKS FDNA BEACH 1 PB 2/30

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

2025

00-00-31-114A-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

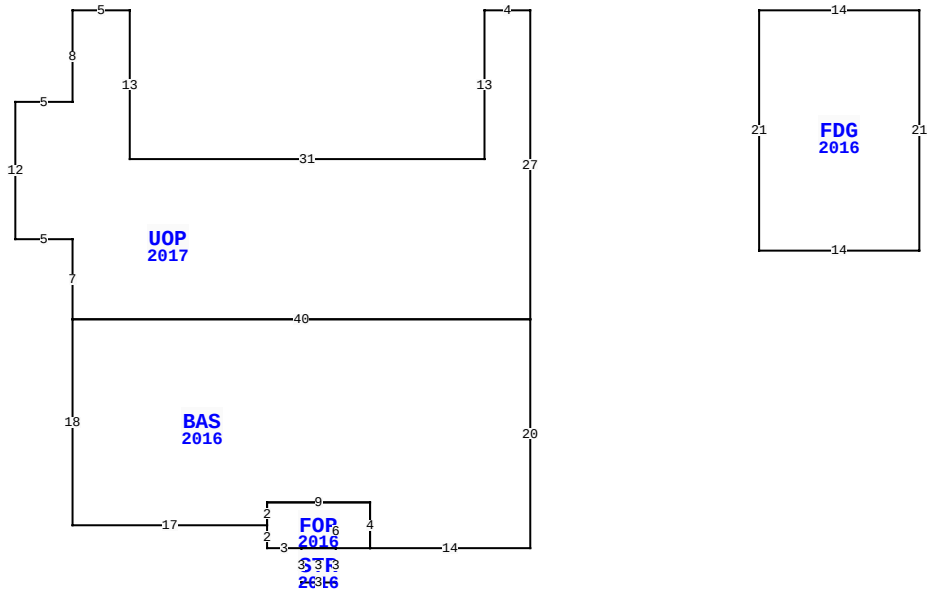
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	730	100	2016	730	137,322
FDG	294	60	2016	176	33,108
FOP	36	30	2016	11	2,069
STR	9	10	2016	1	188
UOP	737	20	2017	147	27,653
TOTALS	1,806			1,065	200,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,065	124.0200	195.95	208,687	2016	2016	0	0	0	4.00	96.00

2 SFR CUST – 0% - 0 Heated Area: 730 HX Base Yr



2500 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	200,340
TOTAL MARKET OB/XF VALUE	38,117
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,188,457
SOH/AGL Deduction	27,473
ASSESSED VALUE	1,160,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,160,984
TOTAL JUST VALUE	1,188,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,055,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190584	TRELLIS	0	10/14/2019
20172183	DECK/TRELLIS	32,380	07/17/2017
20170748	SWIM POOL	130,000	03/15/2017
20151395	CO ISSUED	0	01/21/2016
20152392	GARAGE	30,000	10/14/2015
20151395	NEW CONSTR	210,000	06/17/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2295/0006	8/01/2019	QC	U	I	11	100
GRANTOR: VERDON KAREN						
GRANTEE: PELTO DON J						
2015/1093	11/24/2015	QC	U	V	11	100
GRANTOR: PELTO DON J						
GRANTEE: VERDON KAREN & DON						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W4 S13 W31 N13 W5 S8 W5 S12 E5 S7 BAS=[YR=2016] S18 E17 FOP=[YR=2016] S2 E3 STR=[YR=2016] S3 E3 N3 W3$ E6 N4 W9 S2$ N2 E9 S4 E14 N20 W40$ E40 N27$ PTR=E20 FDG=[YR=2016] E14 S21 W14 N21$ W20$.

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	0810	CONCRETE A	0	0	0	0	74.00	SF	6.50	6.50	100	2016	2016	3	95	457	
2	0861	POOL GUNIT	0	0	0	0	403.00	SF	85.00	85.00	100	2017	2017	3	81	27,747	
3	0855	CONC PAVER	0	0	0	0	1,022.00	SF	10.00	10.00	100	2019	2019	3	97	9,913	

LAND DESCRIPTION

TOTAL OB/XF 38,117

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	0		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 12/09/2019 BY DJ Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS