



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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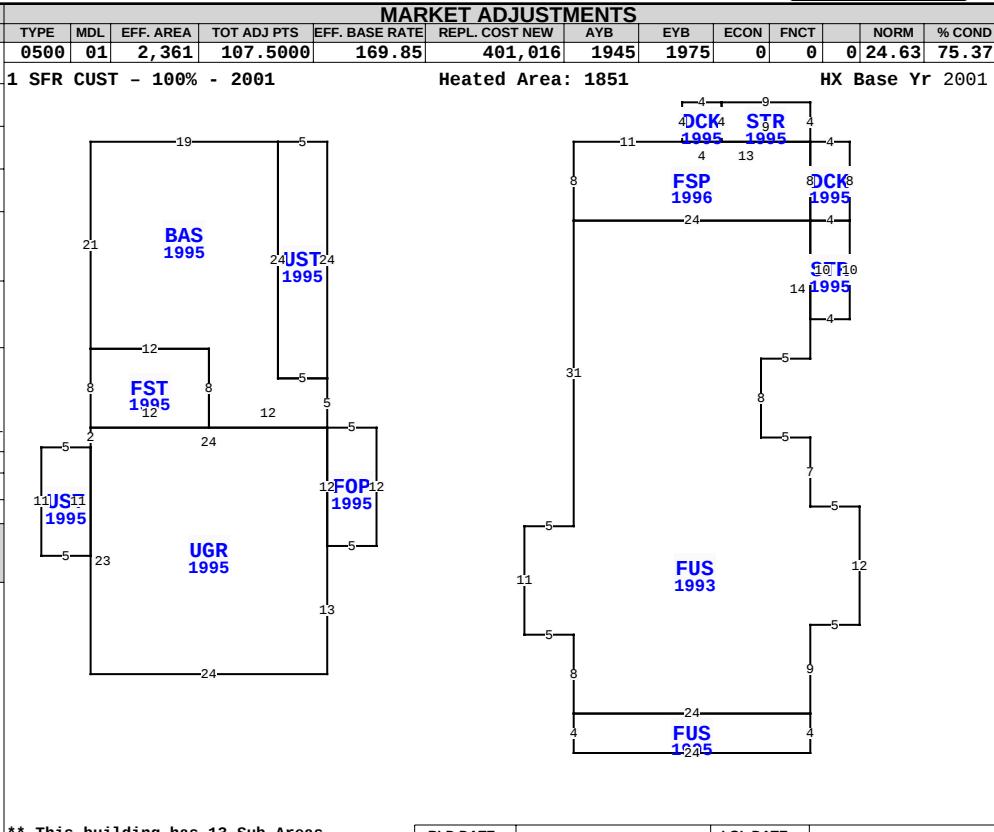
NEIGHBORHOOD/LOC	1052.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1995	480	61,448
DCK	16	10	1995	2	256
DCK	32	10	1995	3	384
FOP	60	30	1995	18	2,304
FSP	192	40	1996	77	9,857
FST	96	55	1995	53	6,785
FUS	1,275	100	1993	1,275	163,221
FUS	96	100	1995	96	12,290
STR	36	10	1995	4	512
STR	40	10	1995	4	512
TOTALS	3,098			2,361	302,246

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	100	0	0	1,519.00	SF	4.00	4.00	100	1994	1994	3	66	4,010	
2	1242	WD DECK A	0	100	12	4	48.00	SF	10.00	10.00	100	1980	1980	3	20	96	
3	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	1980	1980	3	30	328	
4	0820	WOOD WALK	0	100	42	3	126.00	SF	11.75	11.75	100	1994	1994	3	40	592	
5	0820	WOOD WALK	0	100	0	0	124.00	SF	11.75	11.75	100	1994	1994	3	40	583	
6	0415	BEACHWALK	0	100	176	4	704.00	SF	5.75	5.75	100	1980	1980	3	20	810	
7	1242	WD DECK A	0	100	0	0	289.00	SF	10.00	10.00	100	2007	2007	3	27	780	

LAND DESCRIPTION			TOTAL OB/XF 7,199														
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



** This building has 13 Sub-Areas

2520 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			302,246	
TOTAL MARKET OB/XF VALUE			7,199	
TOTAL LAND VALUE - MARKET			950,000	
TOTAL MARKET VALUE			1,259,445	
SOH/AGL Deduction			745,448	
ASSESSED VALUE			513,997	
TOTAL EXEMPTION VALUE	HX HB WX		55,722	
BASE TAXABLE VALUE			458,275	
TOTAL JUST VALUE			1,259,445	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,121,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060929	REPAIR/RRF	10,994	04/28/2006
20042186	REPAIR/RRF	5,000	11/22/2004
B972168	REPAIR/RRF	9,150	10/16/1997
7985	REMODEL	7,500	11/17/1993

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2288/0219	5/21/2019	QC U I 11	100
GRANTOR: LAITE MARILYN M			
GRANTEE: LAITE MARILYN M & J			
2275/1997	5/21/2019	QC U I 11	100
GRANTOR: LAITE MARILYN M			
GRANTEE: LAITE MARILYN & JEN			

BUILDING NOTES		
BUILDING DIMENSIONS		
UST=[YR=1995] W5 BAS=[YR=1995] W19 S21 FST=[YR=1995] S8		
UGR=[YR=1995] S2 UST=[YR=1995] W5 S11 E5 N11\$ S23 E24 N13		
FOP=[YR=1995] E5 N12 W5 S12 \$ N12 W24 \$ E12 N8 W12 \$ E12 S8		
E12 N5 W5 N24 \$ S24 E5 N24 \$ PTR= E25 FSP=[YR=1996] E11		
DCK=[YR=1995] N4 E4 STR=[YR=1995] E9 S4 DCK=[YR=1995] E4 S8		
STR=[YR=1995] S10 W4 N10 E4 \$ W4 N8 \$ W9 N4 \$ S4 W4 \$ E13 S8		
FUS=[YR=1993] S14 W5 S8 E5 S7 E5 S12 W5 S9 FUS=[YR=1995] S4		
W24 N4 E24 \$ W24 N8 W5 N11 E5 N31 E24 \$ W24 N8 \$ W25 \$.		