

LOT 23
IN OR 914/838
BUCKS FDNA BEACH # 1 PB 2/30

MORGAN LUKE E
2560 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	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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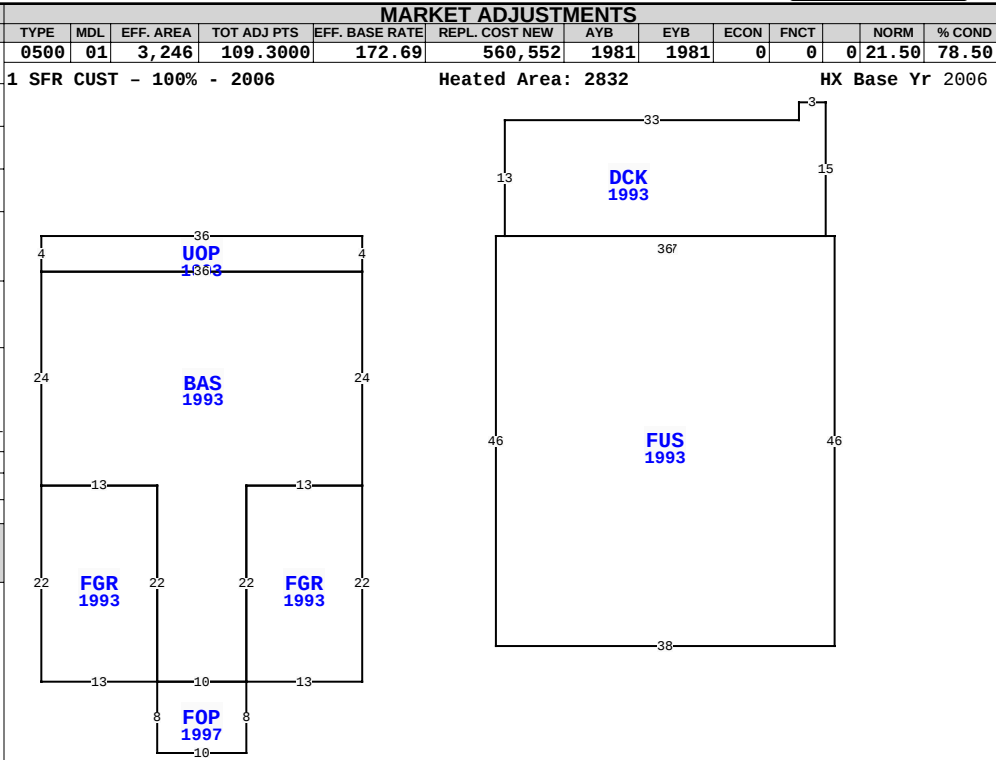
NEIGHBORHOOD/LOC	1052.00		
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1993	1,084	146,949
DCK	474	10	1993	47	6,371
FGR	286	55	1993	157	21,283
FGR	286	55	1993	157	21,283
FOP	80	30	1997	24	3,254
FUS	1,748	100	1993	1,748	236,962
UOP	144	20	1993	29	3,931

TOTALS	4,102			3,246	440,033
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0858	SCULP CONC	0	100	0	0	1,688.00	SF	13.00
2	0415	BEACHWALK	0	100	156	4	624.00	SF	5.75
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-2	50.00	290.00	50.00



2560 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0858	SCULP CONC	0	100	0	0	1,688.00	SF	13.00	13.00	100	2000	2000	3	93	20,408	
2	0415	BEACHWALK	0	100	156	4	624.00	SF	5.75	5.75	100	1997	1997	3	20	718	
3	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1981	1981	3	32.5	406	

TOTAL OB/XF										21,532							
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		440,033	
TOTAL MARKET OB/XF VALUE		21,532	
TOTAL LAND VALUE - MARKET		950,000	
TOTAL MARKET VALUE		1,411,565	
SOH/AGL Deduction		707,526	
ASSESSED VALUE		704,039	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		653,317	
TOTAL JUST VALUE		1,411,565	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,267,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150868	REPDECK	6,000	04/22/2015
B972149	REPAIR/RRF	8,000	10/13/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0914/0838	1/06/2000	WD	Q	I	01	100			
GRANTOR: MORGAN L H & JEAN E									
GRANTEE: MORGAN LUKE E									
0332/0665	3/01/1981	WD	Q	V		50,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W36 S4 BAS=[YR=1993] S24 FGR=[YR=1993] S22 E13 FOP=[YR=1997] S8 E10 N8 FGR=[YR=1993] E13 N22 W13 S22\$ W10\$ N22 W13\$ E13 S22 E10 N22 E13 N24 W36\$ E36 N4\$ PTR=E15 FUS=[YR=1993] E1 DCK=[YR=1993] N13 E33 N2 E3 S15 W36\$ E37 S46 W38 N46\$ W15\$.									