LOT 24
IN OR 673/1683 & OR 673/1685
BUCKS FDNA BEACH #1 PB 2/30

KAMBACK LINDA J
2570 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

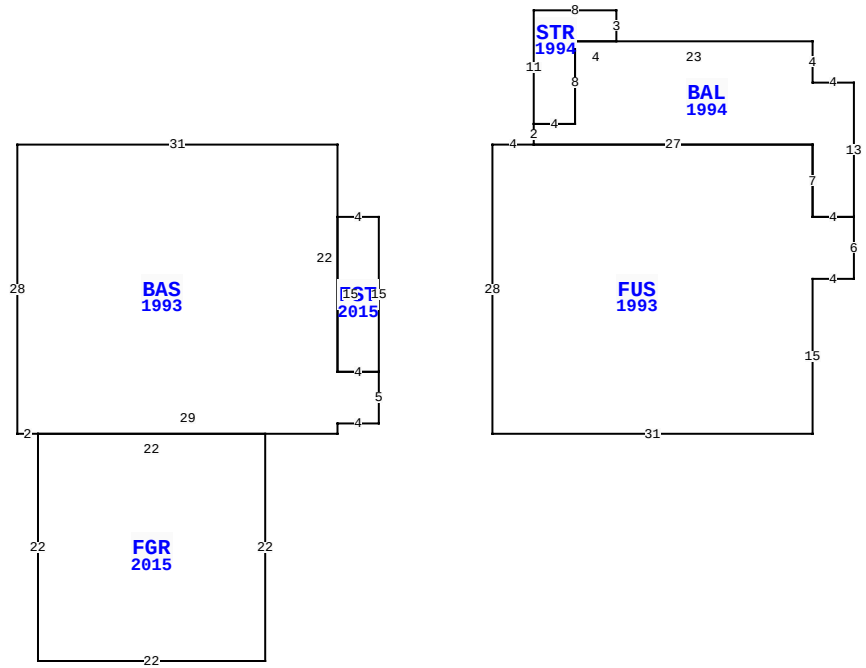
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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
BAL	290	15	1994	44	5,357
BAS	888	100	1993	888	108,113
FGR	484	55	2015	266	32,385
FST	60	55	2015	33	4,018
FUS	892	100	1993	892	108,600
STR	56	10	1994	6	731
TOTALS	2,670			2,129	259,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,129	87.3180	137.96	293,717	1955	2000	0	0	0	11.75	88.25

1 SFR CUST – 100% - 2016 Heated Area: 1780 HX Base Yr 2016



2570 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,205
TOTAL MARKET OB/XF VALUE		1,893
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,211,098
SOH/AGL Deduction		418,574
ASSESSED VALUE		792,524
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		736,802
TOTAL JUST VALUE		1,211,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,074,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141432	GARAGE	128,000	07/02/2014
20121634	REPDCK	5,000	08/10/2012
20121420	ROOF	4,054	07/18/2012
20090697	REPAIR/RRF	1,200	06/04/2009
20070950	H/AC	1,500	05/30/2007
20061320	REPAIR/RRF	1,500	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
673/1685	1/15/1993	WD	Q	I		150,000
GRANTOR: MORRIS NANCY B						
GRANTEE: KAMBACK DWIGHT & LI						
673/1683	1/07/1993	WD	U	I	11	100
GRANTOR: NEWTON JOHN C III						
GRANTEE: KAMBACK DWIGHT O JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S28 E2 FGR=[YR=2015] S22 E22 N22 W22$ E29 N1 E4 N5 FST=[YR=2015] N15 W4 S15 E4$ W4 N22$ PTR=E15 FUS=[YR=1993] E4 BAL=[YR=1994] N2 STR=[YR=1994] N11 E8 S3 W4 S8 W4$ E4 N8 E23 S4 E4 S13 W4 N7 W27$ E27 S7 E4 S6 W4 S15 W31 N28$ W15$.

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	1242	WD DECK A	0	100	23	10	230.00	SF	10.00	10.00	100	1993	1993	3	20	460	
2	0415	BEACHWALK	0	100	0	0	1,008.00	SF	5.75	5.75	100	1998	1998	3	20	1,159	
3	0810	CONCRETE A	0	100	0	0	51.00	SF	6.50	6.50	100	1970	1970	3	20	66	
4	1242	WD DECK A	0	100	0	0	52.00	SF	10.00	10.00	100	1998	1998	3	20	104	
5	1242	WD DECK A	0	100	0	0	52.00	SF	10.00	10.00	100	2000	2000	3	20	104	

LAND DESCRIPTION

TOTAL OB/XF 1,893

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 03/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS