LOT 26
BUCKS FDNA BEACH 1 PB 2/30

**PETERS CLINTON RICHARD**
482 15TH AVE S
JACKSONVILLE BEACH, FL 32250

**2025**

**00-00-31-114A-0026-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

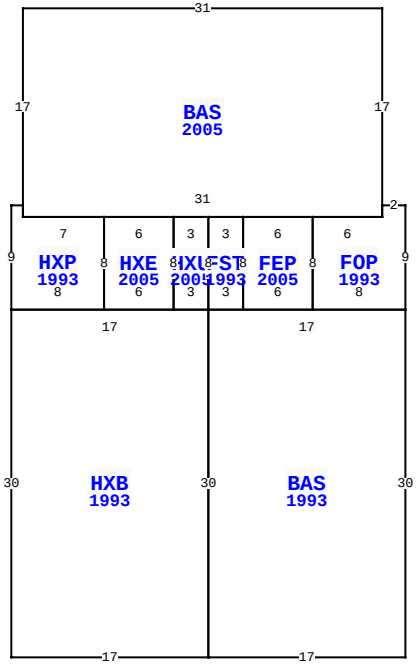
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 6 100 |
| 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 | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1058.00 | |

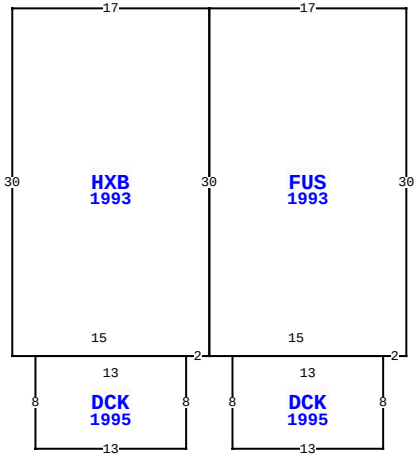
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 510 | 100 | 1993 | 510 | 66,341 |
| BAS | 558 | 100 | 2005 | 558 | 72,585 |
| DCK | 104 | 10 | 1995 | 10 | 1,300 |
| DCK | 104 | 10 | 1995 | 10 | 1,300 |
| FEP | 48 | 80 | 2005 | 38 | 4,943 |
| FOP | 66 | 30 | 1993 | 20 | 2,602 |
| FST | 24 | 55 | 1993 | 13 | 1,691 |
| FUS | 510 | 100 | 1993 | 510 | 66,341 |
| HXB | 510 | 100 | 1993 | 510 | 66,341 |
| HXB | 510 | 100 | 1993 | 510 | 66,341 |
| TOTALS | 3,081 | | | 2,760 | 359,023 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2801 | 01 | 2,760 | 113.7600 | 143.34 | 395,618 | 1983 | 2005 | 0 | 0 | 0 | 9.25 | 90.75 |

1 QUAD PLEX - 39.51% - 1993 Heated Area: 2636 HX Base Yr 1993




** This building has 13 Sub-Areas

2569 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 | | 359,023 |
| TOTAL MARKET OB/XF VALUE | | 7,302 |
| TOTAL LAND VALUE - MARKET | | 360,000 |
| TOTAL MARKET VALUE | | 726,325 |
| SOH/AGL Deduction | | 403,245 |
| ASSESSED VALUE | | 323,080 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 272,358 |
| TOTAL JUST VALUE | | 726,325 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 688,408 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042299 | NEW CONSTR | 1,000 | 12/08/2004 |
| 20042300 | H/AC | 5,000 | 12/08/2004 |
| 20041834 | OTHER | 3,000 | 10/11/2004 |
| B041741 | ADDITION | 20,000 | 09/28/2004 |
| B041438 | REMODEL | 1,000 | 08/10/2004 |
| B033029 | REPAIR/RRF | 2,000 | 05/01/2003 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2578/1144 | 7/15/2022 | LE | U | I | 11 | 100 |
| GRANTOR: PETERS JOHN LUTHER | | | | | | |
| GRANTEE: PETERS CLINTON RICH | | | | | | |
| 0664/0503 | 7/31/1992 | WD | Q | I | 06 | 10,000 |
| GRANTOR: PETERS JAMES & S D | | | | | | |
| GRANTEE: PETERS JOHN L | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FOP=[YR=1993] W2 BAS=[YR=2005] N17 W31 S17 HXP=[YR=1993] W1 S9 HXB=[YR=1993] S30 E17 BAS=[YR=1993] E17 N30 W17 S30 $ N30 W17 $ E8 HXE=[YR=2005] E6 HXU=[YR=2005] E3 FST=[YR=1993] E3 FEP=[YR=2005] E6 N8 W6 S8 $ N8 W3 S8 $ N8 W3 S8 $ N8 W6 S8 $ N8 W7 N1 $ S1 E31N1 $S1 W6 S8 E8 N9 $ PTR= E10 HXB=[YR=1993] E17 FUS=[YR=1993] E17 S30 W2 DCK=[YR=1995] S8 W13 N8 E13 $ W15 N30 $ S30 W2 DCK=[YR=1995] S8 W13 N8 E13 $ W15 N30 $ W10 $ .

### 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,676.00 | SF | 4.00 | 4.00 | 100 | 1983 | 1983 | 3 | 38 | 2,548 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 72.00 | SF | 6.50 | 6.50 | 100 | 1995 | 1995 | 3 | 68 | 318 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 399.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 2,179 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 172.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 378 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 100.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 546 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 144.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 22 | 317 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 186.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 1,016 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,302

| 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 | 000800 | C | MULTI-FAMILY | 100 | | R-2 | 50.00 | 110.00 | 50.00 | FF | | 1.00 | 1.00 | 0.96 | 7,500.00 | 7,200.00 | 360,000 | | | | | | | |

REVIEW DATE 06/24/2024 BY HS Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS