LOT 39
L/E IN OR 847/1414
BUCKS FDNA BEACH 1 PB 2/30

KELLEY DANIEL C & BECKY A L/E
140 CARIB DR
MERRITT ISLAND, FL 32952-3652

2025

00-00-31-114A-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

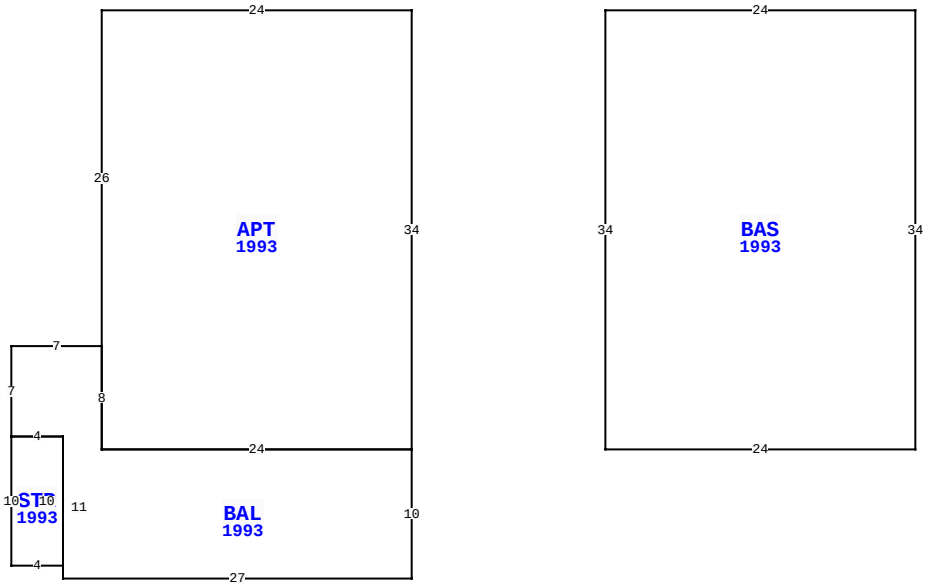
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	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
APT	816	100	1993	816	92,136
BAL	322	15	1993	48	5,420
BAS	816	100	1993	816	92,136
STR	40	10	1993	4	451
TOTALS	1,994			1,684	190,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,684	107.1000	141.37	238,067	1971	1980	0	0	0	20.13	79.87

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



2433 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	190,144
TOTAL MARKET OB/XF VALUE	3,243
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	568,387
SOH/AGL Deduction	53,986
ASSESSED VALUE	514,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,401
TOTAL JUST VALUE	568,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120140	WTH HTR	800	01/27/2012
20101407	H/AC	3,600	08/24/2010
20101408	H/AC	3,500	08/24/2010
20081662	REPAIR/RRF	2,100	11/05/2008
B9026	XFOB	1,000	04/21/1995
B9018	REMODEL	17,400	04/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0847/1414	9/08/1998	DT	U	I	18	100
GRANTOR: KELLEY DANIEL C & BEC						
GRANTEE: KELLEY DANIEL C & B						
0267/0626	6/01/1978	WD	Q	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S26 BAL=[YR=1993] W7 S7 STR=[YR=1993] S10E4N10W4$ E4 S11 E27 N10 W24 N8 $ S8 E24 N34 $ PTR= E15 BAS=[YR=1993] E24 S34W24 N34 $ 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	0812	CONCRETE C	0	0	0	0	1,098.00	SF	4.00	4.00	100	1995	1995	3	68	2,987	
2	0810	CONCRETE A	0	0	0	0	58.00	SF	6.50	6.50	100	1995	1995	3	68	256	

LAND DESCRIPTION

TOTAL OB/XF 3,243

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	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 03/31/2020 BY DJA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS