LOTS 49 & 50
IN OR 2164/1023
BUCKS FDNA BEACH 1 PB 2/30

NEWBERN JESS III
2600 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0049-0000

BUILDING CHARACTERISTICS

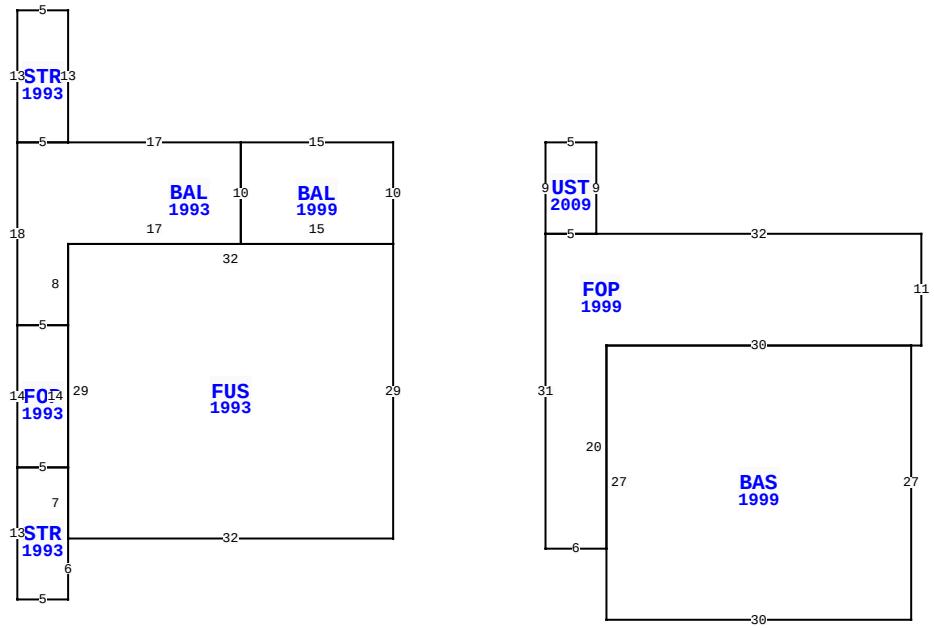
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	260	15	1993	39	6,438
BAL	150	15	1999	22	3,632
BAS	810	100	1999	810	133,718
FOP	70	30	1993	21	3,467
FOP	527	30	1999	158	26,084
FUS	928	100	1993	928	153,198
STR	65	10	1993	6	991
STR	65	10	1993	6	991
UST	45	45	2009	20	3,302
TOTALS	2,920			2,010	331,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,010	119.0700	188.13	378,141	1962	1999	0	0	0	12.25	87.75

1 SFR CUST – 100% - 2018 Heated Area: 1738 HX Base Yr 2018



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

2600 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		663,376
TOTAL MARKET OB/XF VALUE		4,942
TOTAL LAND VALUE - MARKET		1,615,000
TOTAL MARKET VALUE		2,283,318
SOH/AGL Deduction		688,130
ASSESSED VALUE		1,595,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,544,466
TOTAL JUST VALUE		2,283,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,040,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171205	CO ISSUED	0	01/12/2018
20171205	GUESTHOUSE	199,692	04/24/2017
20110897	H/AC	6,800	06/06/2011
20090586	H/AC	5,975	05/12/2009
20090577	H/AC	2,600	05/11/2009
20070538	H/AC	5,975	04/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2164/1023	12/08/2017	WD	U	I	11	100
GRANTOR: FL-GA INVESTMENTS LLC						
GRANTEE: NEWBERN JESS III						
1899/0329	1/24/2014	WD	Q	I	02	900,000
GRANTOR: DARIEN TELEPHONE CO I						
GRANTEE: FL-GA INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=1999] W15 BAL=[YR=1993] W17 STR=[YR=1993] N13 W5 S13 E5$ W5 S18 FOP=[YR=1993] S14 STR=[YR=1993] S13 E5 N6 FUS=[YR=1993] E32 N29 W32 S29$ N7 W5 $ E5 N14 W5$ E5 N8 E17 N10$ S10 E15 N10$ PTR=E15 UST=[YR=2009] E5 S9 FOP=[YR=1999] E32 S11 W1 BAS=[YR=1999] S27 W30 N27 E30$ W30 S20 W6 N31 E5$ W5 N9$ 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	0855	CONC PAVER	0	100	0	0	368.00	SF	10.00	10.00	100	2018	2018	3	97	3,570	
2	1242	WD DECK A	0	100	0	0	1,032.00	SF	4.00	4.00	100	1999	1999	3	20	826	
3	1126	CB/STC 8"	0	100	0	0	58.00	SF	8.00	8.00	100	1999	1999	3	75	348	
4	1076	TRELLIS A	0	100	14	9	126.00	SF	7.50	7.50	100	1999	1999	3	21	198	

LAND DESCRIPTION

TOTAL OB/XF 4,942

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	100.00	290.00	100.00	FF		1.00	1.00	0.85	19,000.00	16,150.00	1,615,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS

LOTS 49 & 50
IN OR 2164/1023
BUCKS FDNA BEACH 1 PB 2/30

NEWBERN JESS III
2600 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

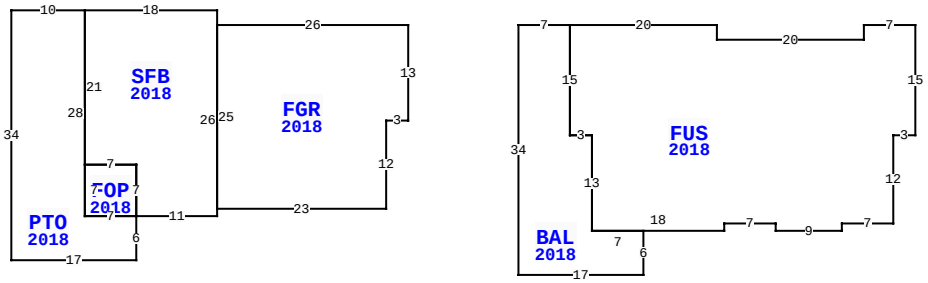
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	337	15	2018	51	8,579
FGR	614	55	2018	338	56,858
FOP	49	30	2018	15	2,523
FUS	1,184	100	2018	1,184	199,169
PTO	382	5	2018	19	3,196
SFB	455	80	2018	364	61,231
TOTALS	3,021			1,971	331,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,971	109.7600	173.42	341,811	2018	2018	0	0	0	3.00	97.00

2 SFR CUST - 100% - 2018 Heated Area: 1548 HX Base Yr 2018



2600 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,544,466
TOTAL JUST VALUE		2,283,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,040,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985013	REMODEL	45,000	02/22/1999
B984875	REPAIR/RRF	3,000	01/27/1999
B9710577	REMODEL	200	06/27/1997
B9710241	REPAIR/RRF	3,500	01/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2164/1023	12/08/2017	WD	U	I	11	100
GRANTOR: FL-GA INVESTMENTS LLC						
GRANTEE: NEWBERN JESS III						
1899/0329	1/24/2014	WD	Q	I	02	900,000
GRANTOR: DARIEN TELEPHONE CO I						
GRANTEE: FL-GA INVESTMENTS L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W26 SFB=[YR=2018] N2 W18 PTO=[YR=2018] W10 S34 E17 N6 FOP=[YR=2018] N7 W7 S7 E7$ W7 N28$ S21 E7 S7 E11 N26$ S25 E23 N12 E3 N13$ PTR=E15 BAL=[YR=2018] E7 FUS=[YR=2018] E20 S2 E20 N2 E7 S15 W3 S12 W7 S1 W9 N1 W7 S1 W18 N13 W3 N15$ S15 E3 S13 E7 S6 W17 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS