

LOTS 51 & 52
IN OR 2122/1832
BUCKS FDNA BEACH #1 PB 2/30

STREETER BRUCE & JANICE REVOCABLE TRUST/STREETER B
2610 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100

Quality			05	Quality Level 05
DOR CODE			0100	SINGLE FAMILY
MAP NUM				MKT AREA
NEIGHBORHOOD/LOC			1052.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	221	15	2016	33	12,066
BAS	2,166	100	2016	2,166	792,015
BAS	2,628	100	2016	2,628	960,949
FGR	1,006	55	2016	553	202,209
FOP	84	30	2016	25	9,141
FOP	144	30	2016	43	15,724
FOP	204	30	2016	61	22,305
FOP	223	30	2016	67	24,499
FOP	312	30	2016	94	34,371
FOP	1,217	30	2016	365	133,465
TOTALS	8,412			6,077	222,103

** This building has 12 Sub-Areas

2610 S FLETCHER AVE, FERNANDINA BEACH

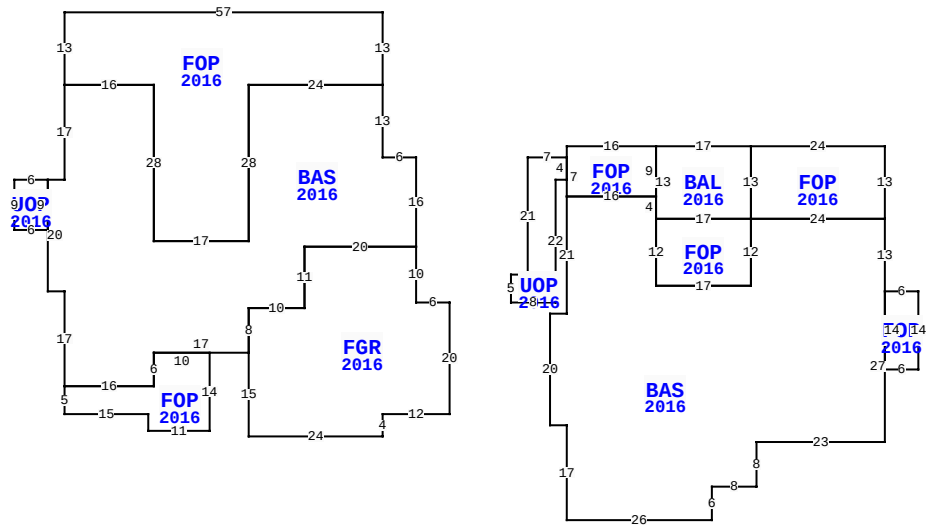
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0415	BEACHWALK	0	100	262	4	1,048.00	SF	11.50	100	2016	2016	3	70	8,436	
2	0855	CONC PAVER	0	100	0	0	2,440.00	SF	10.00	100	2016	2016	3	95	23,180	
3	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	100	2016	2016	3	95	798	
4	0855	CONC PAVER	0	100	0	0	333.00	SF	10.00	100	2016	2016	3	95	3,164	
5	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	100	2016	2016	3	97	3,880	
6	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	100	2016	2016	3	100	10,000	

LAND DESCRIPTION										TOTAL OB/XF										49,458		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
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	1,615,000.00					

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,615,000 Market: 0 Agricultural: 0 Common: 1,615,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2017 Heated Area: 4794 HX Base Yr 2017



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,222,103
TOTAL MARKET OB/XF VALUE		49,458
TOTAL LAND VALUE - MARKET		1,615,000
TOTAL MARKET VALUE		3,886,561
SOH/AGL Deduction		1,233,341
ASSESSED VALUE		2,653,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		2,602,498
TOTAL JUST VALUE		3,886,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,573,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151253	CO ISSUED	0	08/23/2016
20151253	NEW CONSTR	1,055,250	06/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2122/1832	4/11/2017	WD	U	I	11	100
GRANTOR: STREETER BRUCE A & JA						
GRANTEE: BRUCE AND JANICE ST						
1792/0166	5/01/2012	WD	Q	I	01	735,000
GRANTOR: DRYDEN CLAUDE L JR &						
GRANTEE: STREETER BRUCE A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W6 N13 FOP=[YR=2016] N13 W57 S13 E16 S28 E17 N28 E24\$ W24 S28 W17 N28 W16 S17 W3 UOP=[YR=2016] W6 S9 E6 N9\$ S20 E3 S17 FOP=[YR=2016] S5 E15 S3 E11 N14 W10 S6 W16\$ E16 N6 E17 FGR=[YR=2016] S15 E24 N4 E12 N20 W6 N10 W20 S11 W10 S8\$ N8 E10 N11 E20 N16\$ PTR=E20 UOP=[YR=2016] E7 FOP=[YR=2016] N2 E16 BAL=[YR=2016] E17 FOP=[YR=2016] E24 S13 BAS=[YR=2016] S13 FOP=[YR=2016] E6 S14 W6 N14\$ S27 W23 S8 W8 S6 W26 N17 W3 N20 E3 N21 E16 S4 FOP=[YR=2016] E17 S12 W17 N12 \$ S12 E17 N12 E24\$ W24 N13\$ S13 W17 N13\$ S9 W16 N7\$ S4 W2 S22 W8 N5 E3 N21\$ W20\$.