LOTS 53 & 54
IN OR 800/1285
BUCKS FDNA BEACH #1 PB 2/30

WE'RE FOR JESUS
5000 NORTH MAIN ST
JACKSONVILLE, FL 32206

2025

00-00-31-114A-0053-0000

BUILDING CHARACTERISTICS

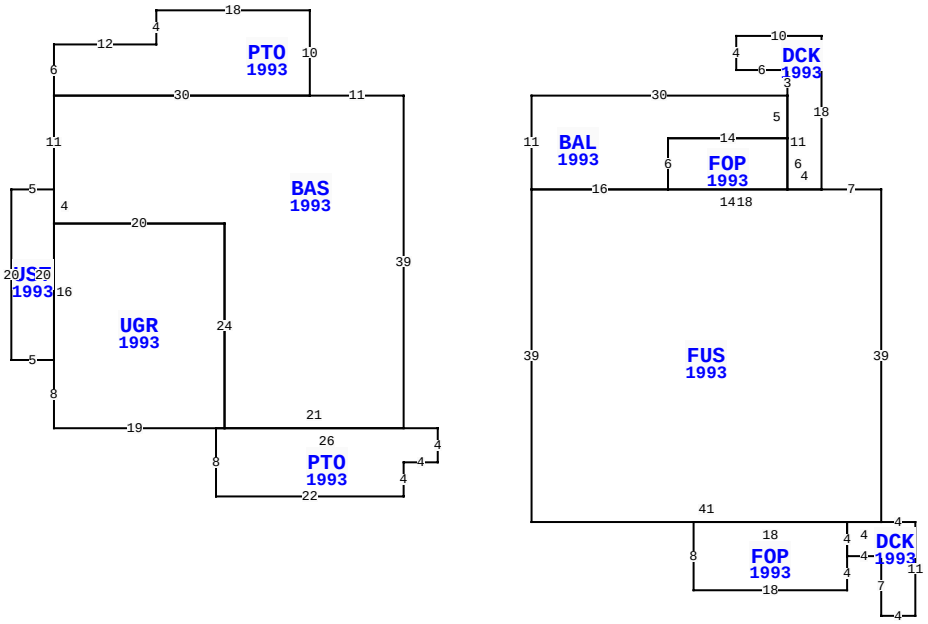
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	10	TERRAZZO 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-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	246	15	1993	37	3,556
BAS	1,119	100	1993	1,119	107,530
DCK	60	10	1993	6	577
DCK	96	10	1993	10	961
FOP	84	30	1993	25	2,403
FOP	144	30	1993	43	4,132
FUS	1,599	100	1993	1,599	153,655
PTO	192	5	1993	10	961
PTO	252	5	1993	13	1,249
UGR	480	45	1993	216	20,757
TOTALS	4,372			3,123	300,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,123	98.0490	129.42	404,179	1966	1980	0	0	0	25.75	74.25

1 DUPLEX – 0% - 0 Heated Area: 2718 HX Base Yr



** This building has 11 Sub-Areas

2620 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,103
TOTAL MARKET OB/XF VALUE		16,034
TOTAL LAND VALUE - MARKET		1,615,000
TOTAL MARKET VALUE		1,931,137
SOH/AGL Deduction		85,726
ASSESSED VALUE		1,845,411
TOTAL EXEMPTION VALUE	02	1,845,411
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,931,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,704,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132824	H/AC	2,000	12/16/2013
B0011604	REPAIR/RRF	1,000	07/13/2001
B9391	REPAIR/RRF	4,750	10/27/1995
7010	REPAIR/RRF	1,300	04/22/1992
3747B	N/A	1,200	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0800/1285	7/22/1997	WD	Q	I		550,000
GRANTOR: KUITEMS FRANK D						
GRANTEE: WE'RE FOR JESUS						
0708/1251	7/06/1994	WD	Q	I		320,000
GRANTOR: JONES JERRY D						
GRANTEE: KUITEMS FRANK D						

BUILDING NOTES

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	0415	BEACHWALK	0	0	0	0	992.00	SF	5.75	5.75	100	1990	1990	3	20	1,141	
2	0810	CONCRETE A	0	0	18	2	36.00	SF	6.50	6.50	100	1966	1966	3	20	47	
3	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	
4	1242	WD DECK A	0	0	0	0	72.00	SF	10.00	10.00	100	1990	1990	3	20	144	
5	0811	CONCRETE B	0	0	0	0	2,800.00	SF	5.20	5.20	100	2024	2022		99	14,414	

BUILDING DIMENSIONS

FUS=[YR=1993;ORIG=49,11] E7 S39 W41 N39 E16 E18 $
BAS=[YR=1993;ORIG=0,0] W11 W30 S11 S4 E20 S24 E21 N39 $
UGR=[YR=1993;ORIG=-41,31] S8 E19 E1 N24 W20 S16 $
PTO=[YR=1993;ORIG=-11,0] N10 W18 S4 W12 S6 E30 $
BAL=[YR=1993;ORIG=15,0] E30 S5 W14 S6 W16 N11 $
PTO=[YR=1993;ORIG=-22,39] S8 E22 N4 E4 N4 W26 $
FOP=[YR=1993;ORIG=52,54] S4 W18 N8 E18 S4 $
UST=[YR=1993;ORIG=-41,11] W5 S20 E5 N20 $
DCK=[YR=1993;ORIG=45,0] N3 W6 N4 E10 S18 W4 N11 $
FOP=[YR=1993;ORIG=31,11] N6 E14 S6 W14 $
DCK=[YR=1993;ORIG=56,50] E4 S11 W4 N7 W4 N4 E4 $
PTR=[ORIG=0,0] E15 W15 $

LAND DESCRIPTION

TOTAL OB/XF 16,034

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	0		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 06/06/2024 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