S50 FT OF N300 FT OF LOT 67
IN OR 2440/1391
BUCKS FDNA BEACH 1 PB 2/30

LIGHT FAMILY REV LIVING TRUST/LIGHT ALFRED ROBERT
2830 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0067-0060

BUILDING CHARACTERISTICS

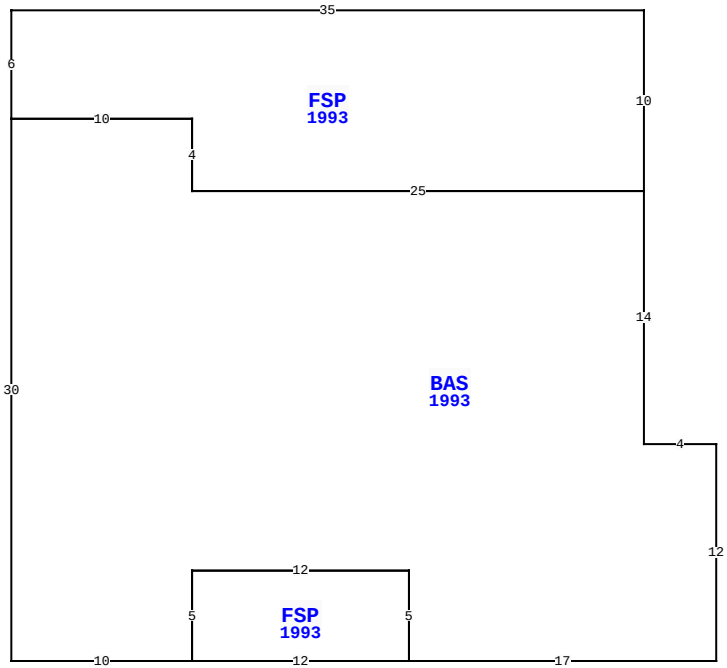
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	938	100	1993	938	110,353
FSP	60	40	1993	24	2,824
FSP	310	40	1993	124	14,588
TOTALS	1,308			1,086	127,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,086	102.0000	161.16	175,020	1945	1945	0	0	0	27.00	73.00

1 SFR CUST – 100% - 2021 Heated Area: 938 HX Base Yr 2021



2830 S S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,757
TOTAL MARKET OB/XF VALUE		938
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,113,695
SOH/AGL Deduction		410,124
ASSESSED VALUE		703,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		652,849
TOTAL JUST VALUE		1,113,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		981,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122318	ROOF	2,000	11/15/2012
20051509	REMODEL	1,000	04/04/2005
B969556	REMODEL	10,700	01/26/1996
B959458	REPAIR/RRF	800	11/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/1391	5/21/2020	QC	U	I	11	100
GRANTOR: LIGHT ALFRED ROBERT &						
GRANTEE: LIGHT FAMILY REVOCA						
1219/0436	3/31/2004	WD	Q	I		775,000
GRANTOR: SWEAT MARCUS L JR & C						
GRANTEE: LIGHT ALFRED R & MO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W35 S6BAS=[YR=1993] S30 E10 FSP=[YR=1993] E12 N5 W12 S5$ N5 E12 S5 E17 N12 W4 N14 W25 N4 W10$ E10 S4 E25 N10$.

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	0810	CONCRETE A	0	100	35	6	210.00	SF	6.50	6.50	100	1980	1980	3	30	410	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1980	1980	3	30	78	
3	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1997	1997	3	20	240	
4	0810	CONCRETE A	0	100	6	6	36.00	SF	6.50	6.50	100	1980	1980	3	30	70	
5	1242	WD DECK A	0	100	10	7	70.00	SF	10.00	10.00	100	1997	1997	3	20	140	

LAND DESCRIPTION

TOTAL OB/XF 938

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	50.00	290.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS

S50 FT OF N300 FT OF LOT 67
IN OR 2440/1391
BUCKS FDNA BEACH 1 PB 2/30

LIGHT FAMILY REV LIVING TRUST/LIGHT ALFRED ROBERT
2830 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-114A-0067-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

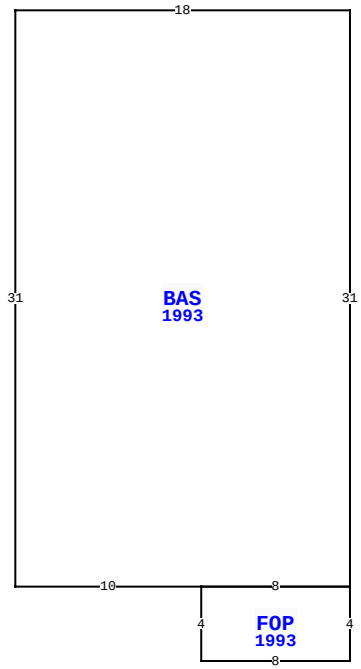
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	558	100	1993	558	34,376
FOP	32	30	1993	10	616
TOTALS	590			568	34,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	568	111.0000	111.00	63,048	1935	1935	0	0	0	44.50	55.50

2 SINGLE FAM – 100% - 2021 Heated Area: 558 HX Base Yr 2021



2830 S 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		162,757
TOTAL MARKET OB/XF VALUE		938
TOTAL LAND VALUE - MARKET		950,000
TOTAL MARKET VALUE		1,113,695
SOH/AGL Deduction		410,124
ASSESSED VALUE		703,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		652,849
TOTAL JUST VALUE		1,113,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		981,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/1391	5/21/2020	QC	U	I	11	100
GRANTOR: LIGHT ALFRED ROBERT &						
GRANTEE: LIGHT FAMILY REVOCA						
1219/0436	3/31/2004	WD	Q	I		775,000
GRANTOR: SWEAT MARCUS L JR & C						
GRANTEE: LIGHT ALFRED R & MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S31 E10 FOP=[YR=1993] S4 E8 N4 W8$ E8 N31$
.

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS