



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

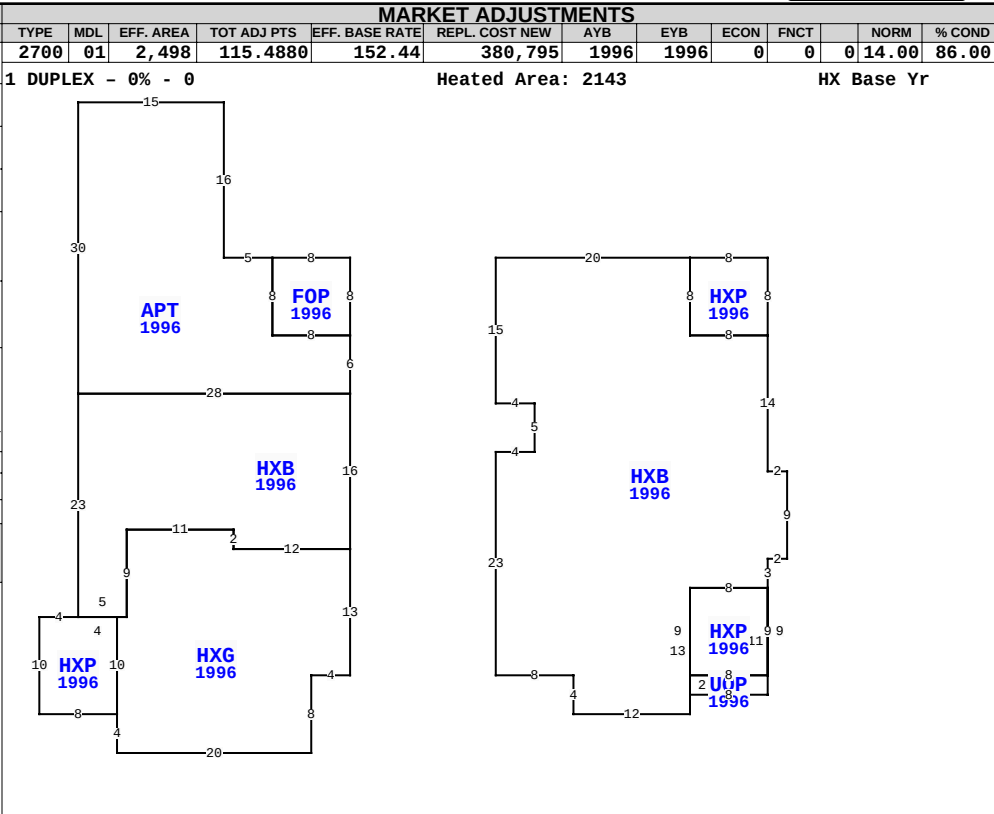
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	568	100	1996	568	74,464
FOP	64	30	1996	19	2,491
HXB	461	100	1996	461	60,437
HXB	1,114	100	1996	1,114	146,043
HXG	487	55	1996	268	35,134
HXP	64	30	1996	19	2,491
HXP	72	30	1996	22	2,884
HXP	80	30	1996	24	3,147
UOP	16	20	1996	3	393

TOTALS	2,926			2,498	327,484
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,222.00	SF	4.00
2	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R-2	50.00	110.00	50.00



2641 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	0	0	0	2,222.00	SF	4.00	4.00	100	1996	1996	3	70	6,222	
2	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	1996	1996	3	70	410	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	1996	1996	3	100	10,000	

TOTAL OB/XF										16,632							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,500.00	7,200.00	360,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		327,484	
TOTAL MARKET OB/XF VALUE		16,632	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		704,116	
SOH/AGL Deduction		0	
ASSESSED VALUE		704,116	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		704,116	
TOTAL JUST VALUE		704,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		664,749	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112027	REPAIR/RRF	6,900	11/10/2011
20042194	REPAIR/RRF	2,000	11/22/2004
B9441	NEW CONSTR	97,849	11/20/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2272/0381	4/30/2019	WD	Q	I	02	499,000	
GRANTOR: LECKER JOHN F & LORI							
GRANTEE: IVAN AMY E & MICHAEL							
1265/1877	10/15/2004	WD	Q	I		425,000	
GRANTOR: HEAD MARGARET R &							
GRANTEE: LECKER JOHN F & LOR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1996] W8 APT=[YR=1996] W5 N16 W15 S30 HXB=[YR=1996] S23 HXP=[YR=1996] W4 S10 E8 HXG=[YR=1996] S4 E20 N8 E4 N13 W12 N2 W11 S9 W1 S10\$ N10 W4\$ E5 N9 E11 S2 E12 N16 W28\$ E28 N6 W8 N8\$ S8 E8 N8\$ PTR=E15 HXB=[YR=1996] E20 HXP=[YR=1996] E8 S8 W8 N8\$ S8 E8 S14 E2 S9 W2 S3 UOP=[YR=1996] S11 W8 N2 HXP=[YR=1996] N9 E8 S9 W8\$ E8 N9\$ W8 S13 W12 N4 W8 N23 E4 N5 W4 N15\$ W15\$.									