S 1/2 OF LOT 18
AMENDED DECLARATION OF CVNTS &
RESTRICATIONS IN OR 779/254

FLETCHER BEACH HOUSE LLC
96233 BRADY POINT RD
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

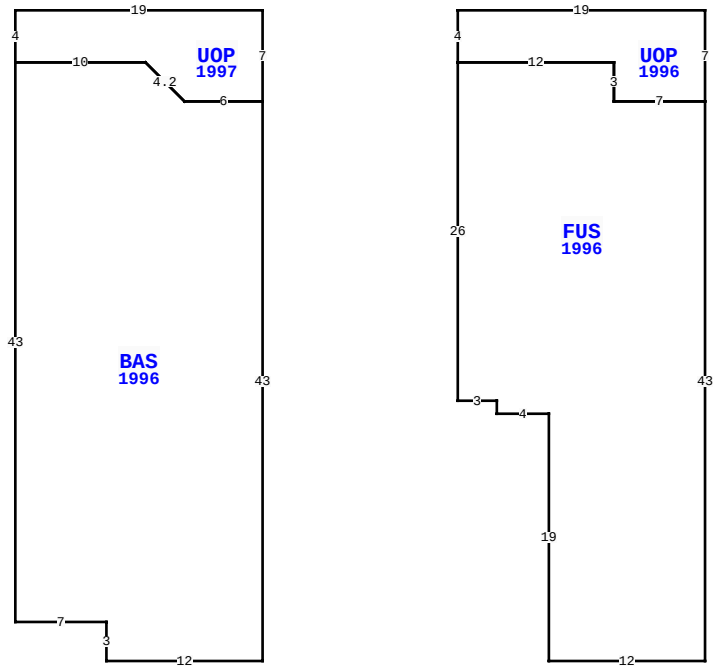
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	831	100	1996	831	93,690
FUS	717	100	1996	717	80,837
UOP	97	20	1996	19	2,142
UOP	99	20	1997	20	2,255
TOTALS	1,744			1,587	178,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,587	125.2152	131.48	208,659	1996	1996	0	0	0	14.25	85.75

1 TOWNHOUSE 0% - 0 Heated Area: 1548 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/27/2026 MLU
AG DATE	

2510 S FLETCHER AVE B, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,925
TOTAL MARKET OB/XF VALUE	3,560
TOTAL LAND VALUE - MARKET	716,100
TOTAL MARKET VALUE	898,585
SOH/AGL Deduction	12,784
ASSESSED VALUE	885,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	885,801
TOTAL JUST VALUE	898,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	824,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969747	XFOB	5,000	04/10/1996
B959497	NEW CONSTR	140,000	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1065	5/26/2021	WD	U	I	11	100
GRANTOR: REICHHOLD WILLIAM J &						
GRANTEE: FLETCHER BEACH HOUS						
1937/0244	9/10/2014	WD	Q	I	02	505,300
GRANTOR: PURCELL JOHN A & STAC						
GRANTEE: REICHHOLD WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] W19 S4 BAS=[YR=1996] S43 E7 S3 E12 N43 W6 U3 L3 W10 $ E10 D3 R3 E6 N7 $ PTR= E15 UOP=[YR=1996] E19 S7 FUS=[YR=1996] S43 W12 N19 W4 N1 W3 N26 E12 S3 E7 $ W7 N3 W12 N4 $ W15 $.

EXTRA FEATURES

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
2	1075	TRELLIS G	0	0	19	12	228.00	SF	35.00	35.00	100	1996	1996	3	20	1,596	
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1996	1996	3	20	200	
5	0416	DUNEWALKS	0	0	0	0	294.00	SF	30.00	30.00	100	1996	1996	3	20	1,764	

LAND DESCRIPTION

TOTAL OB/XF 3,560

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	25.00	290.00	25.00	FF		1.00	1.00	1.36	21,000.00	28,644.00	716,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 716,100 Market: 0 Agricultural: 0 Common: 716,100 PRINTED 07/09/2026 BY SYS