



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

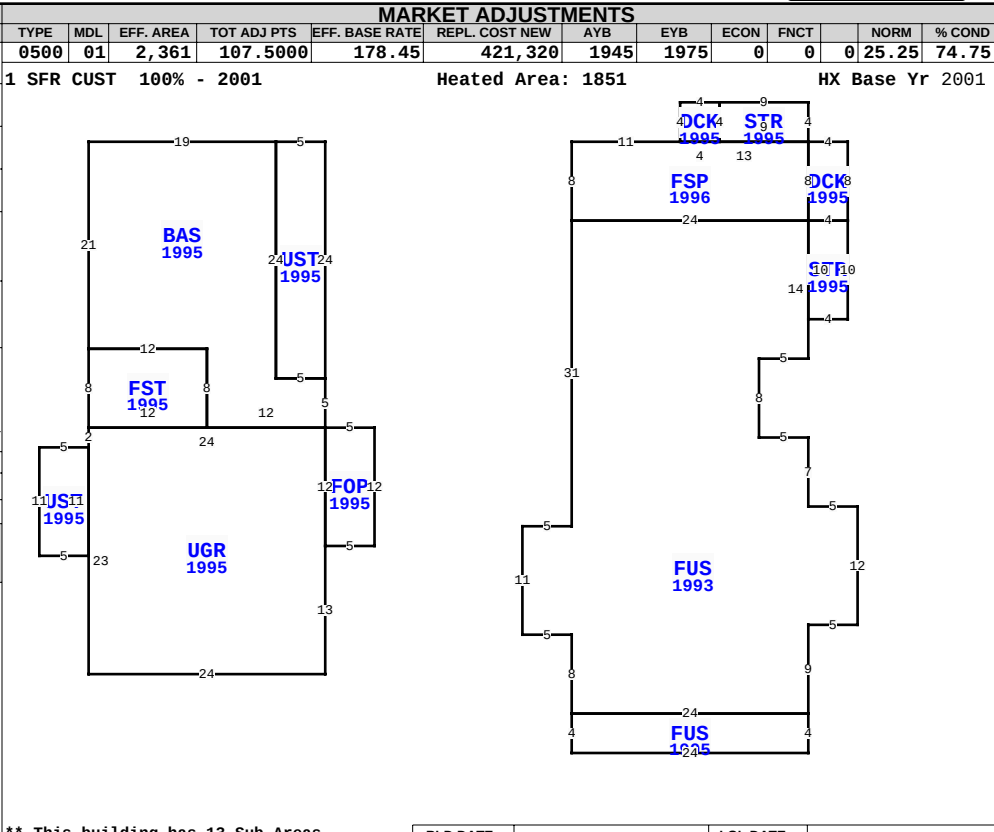
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1995	480	64,028
DCK	16	10	1995	2	267
DCK	32	10	1995	3	400
FOP	60	30	1995	18	2,401
FSP	192	40	1996	77	10,271
FST	96	55	1995	53	7,070
FUS	1,275	100	1993	1,275	170,074
FUS	96	100	1995	96	12,805
STR	36	10	1995	4	534
STR	40	10	1995	4	534
TOTALS	3,098			2,361	314,937

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1242	WD DECK A	0 100	12	4	48.00	SF	10.00	10.00	100	1980	1980	3	20	96	
4	0820	WOOD WALK	0 100	42	3	126.00	SF	11.75	11.75	100	1994	1994	3	40	592	
5	0820	WOOD WALK	0 100	0	0	124.00	SF	11.75	11.75	100	1994	1994	3	40	583	
6	0416	DUNEWALKS	0 100	176	4	704.00	SF	30.00	30.00	100	1980	1980	3	20	4,224	
7	1242	WD DECK A	0 100	0	0	289.00	SF	10.00	10.00	100	2007	2007	3	24	694	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C



2520 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/27/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
48.00	SF	10.00	10.00	100	1980	1980	3	20	96	
126.00	SF	11.75	11.75	100	1994	1994	3	40	592	
124.00	SF	11.75	11.75	100	1994	1994	3	40	583	
704.00	SF	30.00	30.00	100	1980	1980	3	20	4,224	
289.00	SF	10.00	10.00	100	2007	2007	3	24	694	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		314,937			
TOTAL MARKET OB/XF VALUE		6,189			
TOTAL LAND VALUE - MARKET		1,050,000			
TOTAL MARKET VALUE		1,371,126			
SOH/AGL Deduction		843,251			
ASSESSED VALUE		527,875			
TOTAL EXEMPTION VALUE		56,411			HX HB WX
BASE TAXABLE VALUE		471,464			
TOTAL JUST VALUE		1,371,126			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,259,445			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060929	REPAIR/RRF	10,994	04/28/2006
20042186	REPAIR/RRF	5,000	11/22/2004
B972168	REPAIR/RRF	9,150	10/16/1997
7985	REMODEL	7,500	11/17/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/0219	5/21/2019	QC	U	I	11	100
GRANTOR: LAITE MARILYN M						
GRANTEE: LAITE MARILYN M & J						
2275/1997	5/21/2019	QC	U	I	11	100
GRANTOR: LAITE MARILYN M						
GRANTEE: LAITE MARILYN & JEN						

BUILDING NOTES		
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BUILDING DIMENSIONS		
UST=[YR=1995] W5 BAS=[YR=1995] W19 S21 FST=[YR=1995] S8		
UGR=[YR=1995] S2 UST=[YR=1995] W5 S11 E5 N11\$ S23 E24 N13		
FOP=[YR=1995] E5 N12 W5 S12 \$ N12 W24 \$ E12 N8 W12 \$ E12 S8		
E12 N5 W5 N24 \$ S24 E5 N24 \$ PTR= E25 FSP=[YR=1996] E11		
DCK=[YR=1995] N4 E4 STR=[YR=1995] E9 S4 DCK=[YR=1995] E4 S8		
STR=[YR=1995] S10 W4 N10 E4 \$ W4 N8 \$ W9 N4 \$ S4 W4 \$ E13 S8		
FUS=[YR=1993] S14 W5 S8 E5 S7 E5 S12 W5 S9 FUS=[YR=1995] S4		
W24 N4 E24 \$ W24 N8 W5 N11 E5 N31 E24 \$ W24 N8 \$ W25 \$.		