LOT 23
BUCKS FDNA BEACH # 1 PB 2/30

HOWARD STEPHEN/HARRIS DE'ANDRA JH
230 ROUTE 103A
NEWBURY, NH 03255

2026

00-00-31-114A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,084	100	1993	1,084	153,411
DCK	474	10	1993	47	6,652
FGR	286	55	1993	157	22,219
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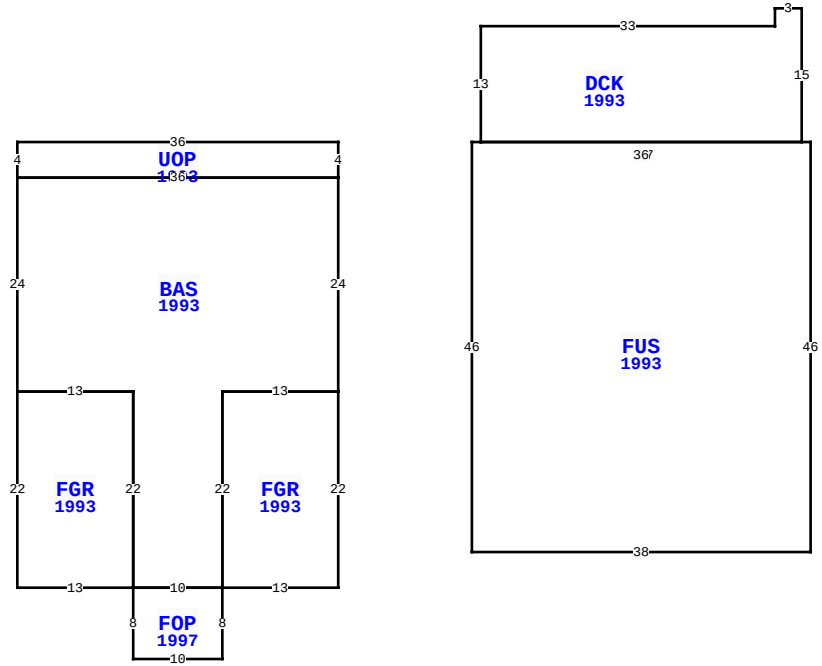
FOP	80	30	1997	24	3,397
FUS	1,748	100	1993	1,748	247,382
UOP	144	20	1993	29	4,104
TOTALS	4,102			3,246	459,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,246	109.3000	181.44	588,954	1981	1981	0	0	0	22.00	78.00

1 SFR CUST 0% - 2026 Heated Area: 2832 HX Base Yr



2560 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	459,384
TOTAL MARKET OB/XF VALUE	3,744
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,513,128
SOH/AGL Deduction	0
ASSESSED VALUE	1,513,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,513,128
TOTAL JUST VALUE	1,513,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,411,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150868	REPDECK	6,000	04/22/2015
B972149	REPAIR/RRF	8,000	10/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2876/492	6/18/2026	WD	Q	I	01	2,200,000
GRANTOR: MORGAN LUKE E						
GRANTEE: HOWARD STEPHEN						
0914/0838	1/06/2000	WD	Q	I	01	100
GRANTOR: MORGAN L H & JEAN E						
GRANTEE: MORGAN LUKE E						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W36 S4 BAS=[YR=1993] S24 FGR=[YR=1993] S22 E13 FOP=[YR=1997] S8 E10 N8 FGR=[YR=1993] E13 N22 W13 S22$ W10$ N22 W13$ E13 S22 E10 N22 E13 N24 W36$ E36 N4$ PTR=E15 FUS=[YR=1993] E1 DCK=[YR=1993] N13 E33 N2 E3 S15 W36$ E37 S46 W38 N46$ W15$.

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
2	0416	DUNEWALKS	0	0	156	4	624.00	SF	30.00	30.00	100	1997	1997	3	20	3,744	

LAND DESCRIPTION

TOTAL OB/XF 3,744

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	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS