LOT 25
BUCKS FDNA BEACH #1 PB 2/30

GREEN-BEASLEY REVOCABLE TRUST/BEASLEY MELANIE ANNE
2579 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

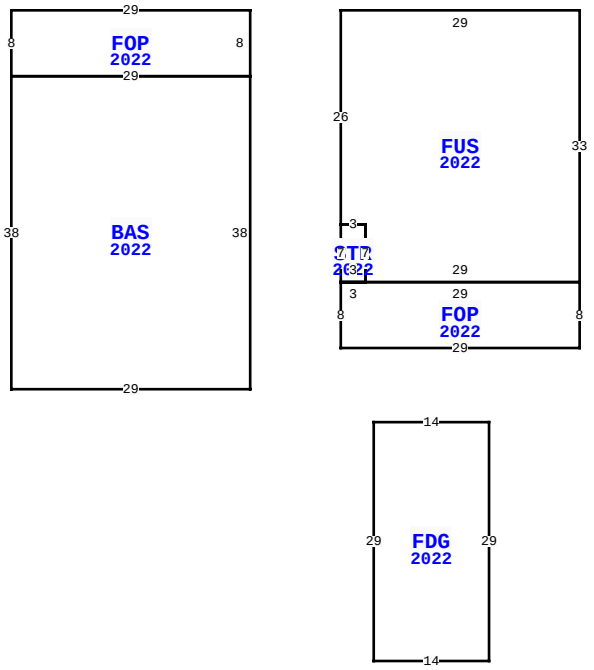
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1058.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,102	100	2022	1,102	206,850
FDG	406	60	2022	244	45,799
FOP	232	30	2022	70	13,139
FOP	232	30	2022	70	13,139
FUS	936	100	2022	936	175,691
STR	21	10	2022	2	375
TOTALS	2,929			2,424	454,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,424	114.2190	189.60	459,590	2022	2022	0	0	0	1.00	99.00

2 SFR CUST 100% - 2023 Heated Area: 2038 HX Base Yr 2023



2579 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		454,994
TOTAL MARKET OB/XF VALUE		54,950
TOTAL LAND VALUE - MARKET		408,000
TOTAL MARKET VALUE		917,944
SOH/AGL Deduction		593,864
ASSESSED VALUE		324,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,669
TOTAL JUST VALUE		917,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		849,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222035	SWIM POOL	0	04/01/2022
20211363	NEW CONSTR	280,191	08/17/2021
20210064	DEMOLITION	0	05/21/2021
20121648	ROOF	4,500	08/13/2012
20101392	OTHER	2,450	08/20/2010
20051589	ELEC OTHER	1,000	04/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1344	12/28/2023	SW	U	I	11	100
GRANTOR: BEASLEY MELANIE ANNE						
GRANTEE: GREEN-BEASLEY REVOC						
2689/1342	12/28/2023	SW	U	I	11	100
GRANTOR: BEASLEY MELANIE						
GRANTEE: BEASLEY MELANIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W29 S8 BAS=[YR=2022] S38 E29 N38 W29$ E29 N8$ PTR=E40 FUS=[YR=2022] W29 S26 STR=[YR=2022] S7 E3 N7 W3$ E3 S7 W3 FOP=[YR=2022] S8 E29 N8 W29$ E29 N33$W40$ PTR=E15 S50 FDG=[YR=2022] S29 E14 N29 W14$ W15 N50$.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
8	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	99	4,950	

LAND DESCRIPTION

TOTAL OB/XF 54,950

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	000100	C	RES	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	8,500.00	8,160.00	408,000							

REVIEW DATE 02/22/2023 BY DJ Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS