

LOTS 49 & 50
IN OR 2164/1023
BUCKS FDNA BEACH 1 PB 2/30

NEWBERN JESS III
2600 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
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NEIGHBORHOOD/LOC	1052.00
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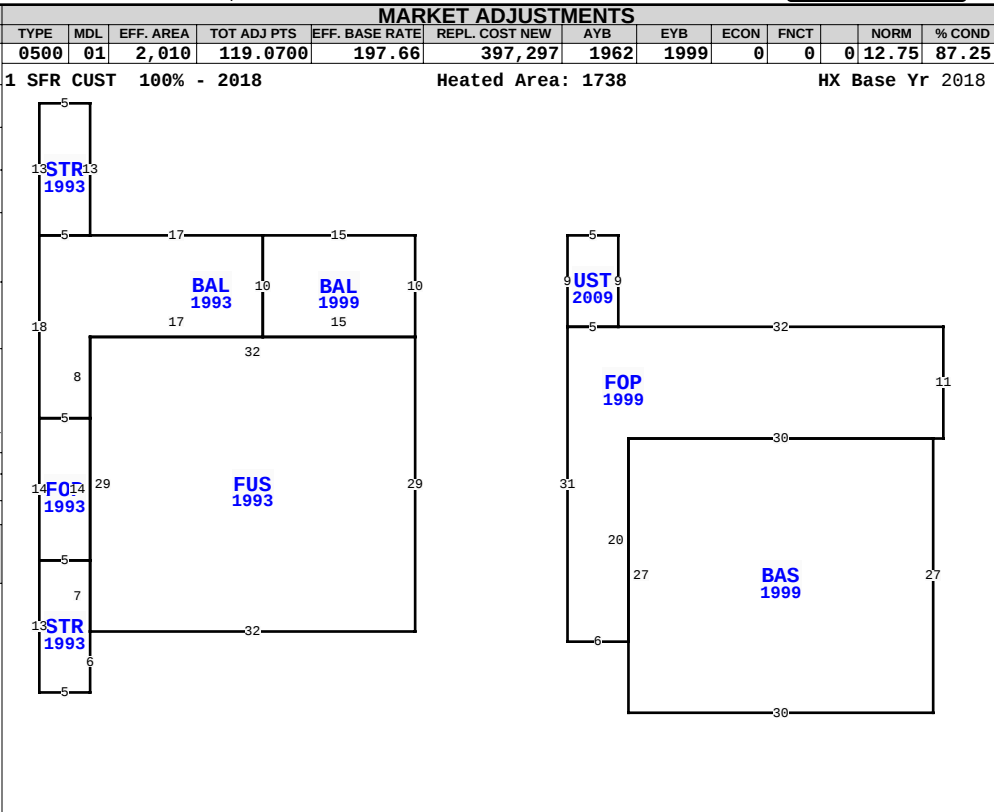
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	260	15	1993	39	6,726
BAL	150	15	1999	22	3,795
BAS	810	100	1999	810	139,692
FOP	70	30	1993	21	3,622
FOP	527	30	1999	158	27,248
FUS	928	100	1993	928	160,041
STR	65	10	1993	6	1,035
STR	65	10	1993	6	1,035
UST	45	45	2009	20	3,449

TOTALS	2,920			2,010	346,642
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1242	WD DECK A	0 100	0	0	1,032.00	SF	4.00	4.00
3	1126	CB/STC 8"	0 100	0	0	58.00	SF	8.00	8.00
4	1076	TRELLIS A	0 100	14	9	126.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100		R-2	100.00	290.00	100.00

REVIEW DATE	03/21/2024	BY	KBA
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2600 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	04/27/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	693,189								
TOTAL MARKET OB/XF VALUE	1,968								
TOTAL LAND VALUE - MARKET	1,785,000								
TOTAL MARKET VALUE	2,480,157								
SOH/AGL Deduction	841,899								
ASSESSED VALUE	1,638,258								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	1,586,847								
TOTAL JUST VALUE	2,480,157								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	2,283,318								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171205	CO ISSUED	0	01/12/2018
20171205	GUESTHOUSE	199,692	04/24/2017
20110897	H/AC	6,800	06/06/2011
20090586	H/AC	5,975	05/12/2009
20090577	H/AC	2,600	05/11/2009
20070538	H/AC	5,975	04/04/2007

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BUILDING NOTES									
BUILDING DIMENSIONS									
BAL=[YR=1999] W15 BAL=[YR=1993] W17 STR=[YR=1993] N13 W5 S13 E5\$ W5 S18 FOP=[YR=1993] S14 STR=[YR=1993] S13 E5 N6 FUS=[YR=1993] E32 N29 W32 S29\$ N7 W5 \$ E5 N14 W5\$ E5 N8 E17 N10\$ S10 E15 N10\$ PTR=E15 UST=[YR=2009] E5 S9 FOP=[YR=1999] E32 S11 W1 BAS=[YR=1999] S27 W30 N27 E30\$ W30 S20 W6 N31 E5\$ W5 N9\$ W15\$.									

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Total Acres: 0.00	Total Land Value: 1,785,000	Market: 0	Agricultural: 0	Common: 1,785,000	PRINTED 07/09/2026 BY SYS
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FERNANDINA BEACH, FL 32034

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