S53 1/2 FT OF N103.5 FT
OF LOT 67
IN OR 2430/1230

MAYME LLC
711 OLD EUSTIS RD
MOUNT DORA, FL 32757

2026

00-00-31-114A-0067-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

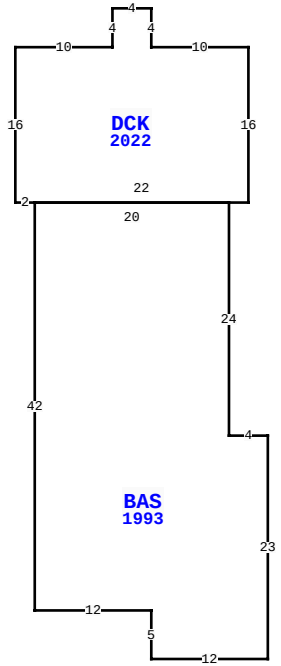
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	1993	972	118,645
DCK	400	10	2022	40	4,882
TOTALS	1,372			1,012	123,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,012	96.1200	159.56	161,475	1930	1960	0	0	0	23.50	76.50

1 SFR CUST 0% - 0 Heated Area: 972 HX Base Yr



2810 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 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,268
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,123,500
TOTAL MARKET VALUE	1,288,768
SOH/AGL Deduction	36,827
ASSESSED VALUE	1,251,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,251,941
TOTAL JUST VALUE	1,288,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,175,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111530	ELEC OTHER	350	09/01/2011
20041822	REPAIR/RRF	3,000	10/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/1230	1/29/2021	TD	Q	I	01	950,000
GRANTOR: SUTTON GLENN A REVOCA						
GRANTEE: MAYME LLC						
0692/1682	11/24/1993	QC	Q	I	01	100
GRANTOR: SUTTON GLENN A						
GRANTEE: SUTTON GLENN REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2022] W10 N4 W4 S4 W10 S16 E2 BAS=[YR=1993] S42 E12 S5 E12 N23 W4 N24 W20$ E22 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	54.00	125.00	53.50	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,123,500							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,123,500 Market: 0 Agricultural: 0 Common: 1,123,500 PRINTED 07/09/2026 BY SYS

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Roof Cover	03	COMP SHNGL 100
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Interior Floo	09	PINE WOOD 100
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Heating Type	04	AIR DUCTED 100
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Quality	03	Quality Level 03

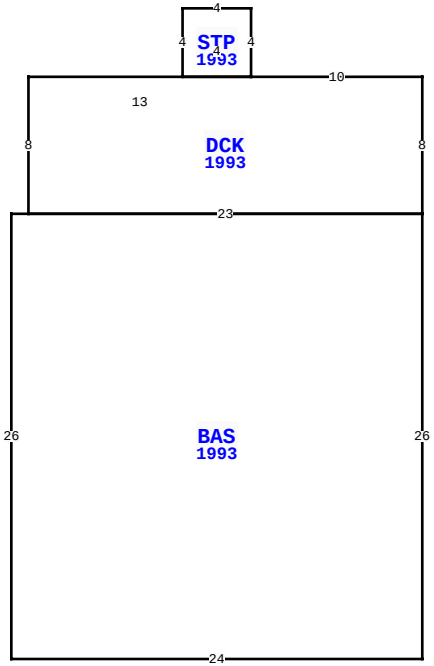
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	1993	624	40,443
DCK	184	10	1993	18	1,167
STP	16	10	1993	2	130
TOTALS	824			644	41,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	644	94.6000	99.33	63,969	1930	1960	0	0	0	34.75	65.25

2 SINGLE FAM 0% - 0 Heated Area: 624 HX Base Yr



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GRANTEE: MAYME LLC						
0692/1682	11/24/1993	QC	Q	I	01	100
GRANTOR: SUTTON GLENN A						
GRANTEE: SUTTON GLENN REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W10 STP=[YR=1993] N4 W4 S4 E4$ W13 S8
BAS=[YR=1993] W1 S26 E24 N26 W23$ E23 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 1,123,500 Market: 0 Agricultural: 0 Common: 1,123,500 PRINTED 07/09/2026 BY SYS