BLOCK 1 S1/2 LOT 11
SOUTH BEACH PB 3 PG 11
COV & REST OF SEASIDE TOWNHOMES

NETTLETON ROBERT L & JANE M JOINT REVOCABLE RESIDE
2552 E ALAMEDA AVE UNIT 43
DENVER, CO 80209

2026

00-00-31-1720-0001-0112

BUILDING CHARACTERISTICS

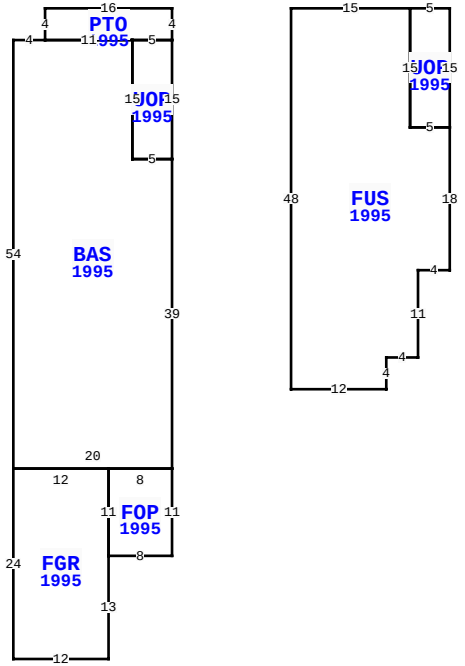
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
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	1,005	100	1995	1,005	122,748
FGR	288	55	1995	158	19,298
FOP	88	30	1995	26	3,176
FUS	809	100	1995	809	98,809
PTO	64	5	1995	3	367
UOP	75	20	1995	15	1,832
UOP	75	20	1995	15	1,832
TOTALS	2,404			2,031	248,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	2,031	136.4513	143.27	290,981	1995	1995	0	0	0	14.75	85.25

1 TOWNHOUSE 0% - 2026 Heated Area: 1814 HX Base Yr



BLD DATE	11/03/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/27/2026 MLU
INC DATE			AG DATE	

3000 S FLETCHER AVE B, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	248,061
TOTAL MARKET OB/XF VALUE	43,304
TOTAL LAND VALUE - MARKET	682,500
TOTAL MARKET VALUE	973,865
SOH/AGL Deduction	0
ASSESSED VALUE	973,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	973,865
TOTAL JUST VALUE	973,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	860,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0225	NEW ADDITION ON B	100,000	04/27/2026
2023-0238	REP DUNE WALK		04/28/2023
20101928	REPAIR/RRF	6,850	11/05/2010
20080627	REPAIR/RRF	3,400	04/15/2008
B958816	DEMOLITION	3,500	01/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2859/1681	3/26/2026	QC	U	I	11	100
GRANTOR: NETTLETON ROBERT L &						
GRANTEE: NETTLETON ROBERT L						
2856/1451	3/18/2026	WD	Q	I	01	1,050,000
GRANTOR: JACKSON FAMILY FOUNDA						
GRANTEE: NETTLETON ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W16 S4 BAS=[YR=1995] W4 S54 FGR=[YR=1995] S24 E12 N13 FOP=[YR=1995] E8 N11 W8 S11 $ N11 W12 $ E20 N39 W5 N15 W11 $ E11 UOP=[YR=1995] S15 E5 N15 W5 $ E5 N4 $ PTR=[YR=1995] E15 FUS=[YR=1995] E15 UOP=[YR=1995] E5 S15 W5 N15 $ S15 E5 S18 W4 S11 W4 S4 W12 N48 $ 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
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
5	0416	DUNEWALKS	0	0	0	0	133.00	SF	30.00	30.00	100	1995	1995	3	20	798	
6	1242	WD DECK A	0	0	0	0	3.00	SF	10.00	10.00	100	1995	1995	3	20	6	

LAND DESCRIPTION

TOTAL OB/XF 43,304

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-3	25.00	350.00	25.00	FF		1.00	1.00	1.30	21,000.00	27,300.00	682,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 682,500 Market: 0 Agricultural: 0 Common: 682,500 PRINTED 07/09/2026 BY SYS