IN OR 2802/312
PARCEL 20

KELD LLC
717 UNIVERSITY AVE UNIT A
BOULDER, CO 80302

2026

10-2N-28-0000-0020-0000

BUILDING CHARACTERISTICS

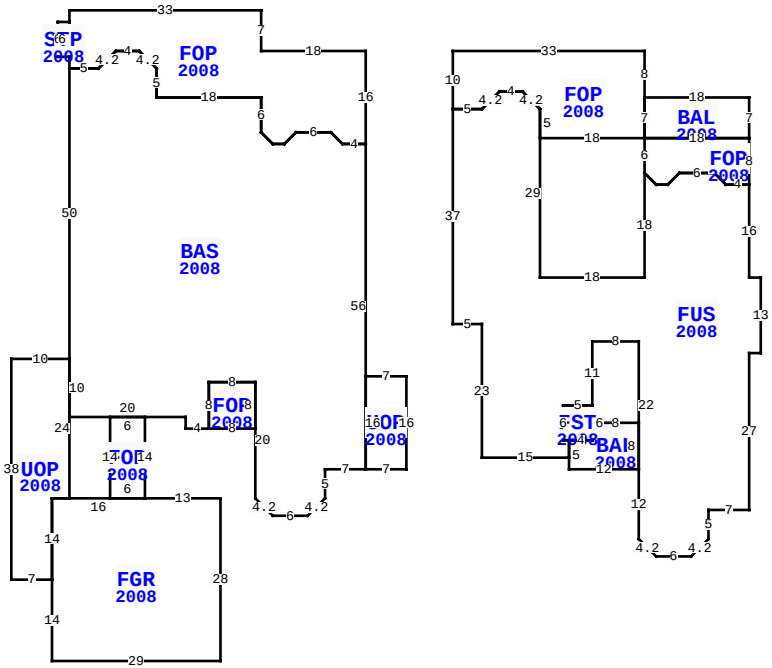
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	2008	13	7,259
BAL	126	15	2008	19	10,609
BAS	2,993	100	2008	2,993	1,671,180
FGR	812	55	2008	447	249,588
FOP	64	30	2008	19	10,609
FOP	84	30	2008	25	13,960
FOP	126	30	2008	38	21,218
FOP	399	30	2008	120	67,003
FOP	669	30	2008	201	112,231
FST	30	55	2008	16	8,934
TOTALS	8,159			6,292	3,513,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	6,292	355.9370	590.86	3,717,691	2008	2014	0	0	0	5.50	94.50

2 SFR CUST 0% - 2026 Heated Area: 5303 HX Base Yr



** This building has 14 Sub-Areas

4244 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	11/03/2008 0	LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	3,513,218
TOTAL MARKET OB/XF VALUE	124,537
TOTAL LAND VALUE - MARKET	1,575,000
TOTAL MARKET VALUE	5,212,755
SOH/AGL Deduction	0
ASSESSED VALUE	5,212,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,212,755
TOTAL JUST VALUE	5,212,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,930,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0587	REMODEL MASTER BA	4,175	10/09/2025
2025-1368	REMOVE BAY WINDOW	350,000	09/05/2025
20150701	DUNEWALK	14,000	04/02/2015
20080869	XFOB	8,000	05/22/2008
20072128	GAS	300	11/28/2007
20071734	H/AC	22,000	09/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/312	7/22/2025	WD	Q	I	01	6,000,000
GRANTOR: LINDER RICHARD A TRUS						
GRANTEE: KELD LLC						
2660/1031	7/28/2023	WD	U	I	11	100
GRANTOR: LINDER RICHARD A						
GRANTEE: LINDER RICHARD A TR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W18 N7 W33S2 STP=[YR=2008] W2 S6 E2 N6$ S8 BAS=[YR=2008] S50 UOP=[YR=2008] W10 S38E7 FGR=[YR=2008] S14 E29N28W13 FOP=[YR=2008] N14W6S14E6$ W16S14$ N14E3N24$ S10 E20 S2 E4 FOP=[YR=2008] E8 N8 W8 S8$ N8E8 S20 D3 R3 E6 U3 R3 N5E7 UOP=[YR=2008] E7 N16W7S16$ N56 W4 U2 L2 W6 D2 L2 W2 U2 L2 N6W18 N5 U3 L3 W4 D3 L3 W5$ E5 U3 R3 E4 D3 R3 S5E18 S6 D2 R2 E2 U2 R2 E6 D2 R2 E4 N16$ PTR= E15 FOP=[YR=2008] E33 S8 BAL=[YR=2008] E18 S7 FOP=[YR=2008] S8 FUS=[YR=2008] S16 E2 S13 W2 S27 W7 S5 D3 L3 W6 U3 L3 N12 BAL=[YR=2008] W12 N5 FST=[YR=2008] W1N6E5S6W4 $ E4N3E8S8 $ N22W8S11W5S6E1S3 W15 N23 W5 N37E5 U3 R3 E4 D3 R3 S29E18N18 D2 R2 E2 U2 R2 E6 D2 R2 E4$ W4 U2 L2 W6 D2 L2 W2 U2 L2 N6E18$

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
2	0860	POOL/SPA	0	0	0	0	1.00	UT	90,000.00	90,000.00	100	2008	2008	05	85	76,500	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	26,000.00	26,000.00	100	2008	2008	3	100	26,000	
14	1075	TRELLIS G	0	0	34	9	306.00	SF	28.00	28.00	100	2008	2008	3	44	3,770	
15	1076	TRELLIS A	0	0	30	4	120.00	SF	22.50	22.50	100	2008	2008	3	85	2,295	
16	1126	CB/STC 8"	0	0	66	0	396.00	SF	16.00	16.00	100	2008	2008	3	87	5,512	
23	0416	DUNEWALKS	0	0	0	0	916.00	SF	15.00	15.00	100	2008	2008	3	27	3,710	
24	0416	DUNEWALKS	0	0	50	4	200.00	SF	30.00	30.00	100	2015	2015	3	60	3,600	

LAND DESCRIPTION

TOTAL OB/XF 124,537

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-1	75.00	400.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							

REVIEW DATE 02/02/2026 BY HS Total Acres: 0.00 Total Land Value: 1,575,000 Market: 0 Agricultural: 0 Common: 1,575,000 PRINTED 07/09/2026 BY SYS