

BLOCK 7 PT OF LOT 1 &
FRAC BLK 10 LOT 1
THE PARK SUB OR 385/43

SMITH JAMES R & ELIZABETH E
1525 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1400-0007-0012



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 60
Exterior Wall	08 WD ON PLY 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0800 MULTI-FAMILY
MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,025	100	1,025	101,888
FGR	252	55	139	13,817
FGR	273	55	150	14,910
FOP	60	30	18	1,789
HXB	1,025	100	1,025	101,888
HXG	252	55	139	13,817
HXG	273	55	150	14,910
HXO	1,120	5	56	5,566
HXP	60	30	18	1,789
TOTALS	4,340		2,720	270,376

EXTRA FEATURES	
L N	OB/XF CODE
1	0810 CONCRETE A
2	1244 WD DECK EX
3	1244 WD DECK EX
4	1242 WD DECK A
5	1242 WD DECK A

LAND DESCRIPTION	
L N	USE CODE
1	000800 C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,720	102.9120	122.72	333,798	1983	1990	0	0	0 19.00	81.00
1 DUPLEX - 0% - 0											
Heated Area: 2050											
HX Base Yr											
1522 LISA AVE, FERNANDINA BEACH											

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF	
11,438	

NASSAU COUNTY PROPERTY	
PAGE 1 of 1	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	270,376
TOTAL MARKET OB/XF VALUE	11,438
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	681,814
SOH/AGL Deduction	236,353
ASSESSED VALUE	445,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,461
TOTAL JUST VALUE	681,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033812	XFOB	1,000	09/12/2003
20033737	XFOB	2,000	08/25/2003
20012710	REPAIR/RRF	3,000	12/28/2001
97-10460	REPAIR/RRF	1,500	04/29/1997

SALES DATA	
OFF RECORD Number	DATE
2648/1757	6/20/2023
GRANTOR: MCCUIN TONI	
GRANTEE: SMITH JAMES R & ELI	
2312/0713	10/14/2019
GRANTOR: MCCUIN TONI	
GRANTEE: MCCUIN JAMESON B &	

BUILDING NOTES	

BUILDING DIMENSIONS	
HXB=[YR=1993] W35 APT=[YR=1993] W35S25 FOP=[YR=1993] S6 E10 N6 W10 \$ E10 S6 E25 N31 \$ S31 E25 HXP=[YR=1993] E10 N6 W10 S6 \$ N6 E10N25\$ PTR= S50 HXO=[YR=1993] W70S31E10 FGR=[YR=1993] E13 FGR=[YR=1993] E12 HXG=[YR=1993] E12 HXG=[YR=1993] E13 N21 W13 S21 \$ N21 W12 S21 \$ N21 W13 S21\$N21E50S21E10N31\$ N50\$.	