

LOT 5
IN OR 1961/1569
MIRAMAR BEACH PB 2/61

STEPHENS RICHARD H & CAROL C
1366 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																	
Exterior Wall	17	CB STUCCO 70	0500	01	2,891	115.9960	165.29	477,853	1960	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD																
Exterior Wall	23	REINF CONC 30	1 SFR CUST - 0% - 0										Heated Area: 2452										HX Base Yr									
Roof Structure	03	GABLE/HIP 100											VALUATION SUMMARY																			
Roof Cover	11	SLATE 100											BUILDING MARKET VALUE 425,289																			
Interior Wall	05	DRYWALL 50											TOTAL MARKET OB/XF VALUE 19,797																			
Interior Wall	06	CUST PANEL 50											TOTAL LAND VALUE - MARKET 1,570,000																			
Interior Floor	14	CARPET 70											TOTAL MARKET VALUE 1,570,086																			
Interior Floor	12	HARDWOOD 30											SOH/AGL Deduction 55,166																			
Air Condition	03	CENTRAL 100											ASSESSED VALUE 1,514,920																			
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE 0																			
Bedrooms	4	100											BASE TAXABLE VALUE 1,514,920																			
Bathrooms	2	100											TOTAL JUST VALUE 1,570,086																			
Frame	04	REIN CONC 100	NCON VALUE 0																													
Stories	2.	2. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE 1,583,015																													
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	1051.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	92	15	14	2,059																												
BAL	224	15	34	5,002																												
BAS	821	100	821	120,776																												
FBM	184	80	147	21,625																												
FGR	547	55	301	44,279																												
FOP	272	30	82	12,063																												
FUS	1,484	100	1,484	218,308																												
STP	48	10	5	735																												
STR	28	10	3	441																												
TOTALS	3,700		2,891	425,289																												
EXTRA FEATURES					1366 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE 07/07/2009 RK LGL DATE																	
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 DATE AG DATE																
1	0810	CONCRETE A	0	0	40	26		1,040.00	SF	6.50					2,366																	
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00					460																	
3	0462	ST/AL FNC	0	0	152	5		760.00	SF	10.00					3,952																	
4	1123	CB 8"	0	0	105	5		525.00	SF	6.15					646																	
5	1125	CB/STC 6"	0	0	95	3		285.00	SF	7.35					733																	
6	0961	H-SHUTTERS	0	0	0	0		15.00	UT	800.00					11,640																	
TOTAL OB/XF 19,797																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	1,125,000															
REVIEW DATE 12/19/2017 BY DJ Total Acres: 0.00 Total Land Value: 1,125,000 Market: 0 Agricultural: 0 Common: 1,125,000 PRINTED 08/02/2023 BY SYS																																