

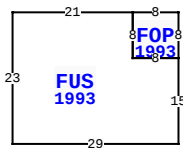
LOTS 15 & 16
IN OR 1961/462
MIRAMAR BEACH PB 2/61

MCKINNIE JULIAN W JR & DIANA M
1508 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall	14	WD SHINGLE 100	0500	01	3,530	112.2660	159.98	564,729	1955	2005	0	0	8.50	91.50	VALUATION BY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2016												STANDARD														
Roof Cover	03	COMP SHNGL 60	Heated Area: 2831												Tax Group: 2														
Roof Cover	12	MODULAR MT 40	HX Base Yr 2016												Tax Dist:														
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE														
Interior Floo	09	PINE WOOD 50													TOTAL MARKET OB/XF VALUE														
Interior Floo	11	CLAY TILE 50													TOTAL LAND VALUE - MARKET														
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE														
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction														
Bedrooms	5	100													ASSESSED VALUE														
Bathrooms	3	100													TOTAL EXEMPTION VALUE														
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE														
Stories	1.5	1.5 100													TOTAL JUST VALUE														
Units	0	100													NCON VALUE														
BUD8 Adjustme	02	DIST FB 100													INCOME VALUE														
Occupancy	00	NONE 100													PREVIOUS YEAR MKT VALUE														
Quality	05	Quality Level 05																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	1051.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	209	100	209	30,594																									
BAS	1,058	100	1,058	154,872																									
BAS	76	100	76	11,125																									
BAS	165	100	165	24,153																									
FGR	720	55	396	57,967																									
FOP	60	30	18	2,635																									
FOP	64	30	19	2,782																									
FOP	192	30	58	8,490																									
FOP	224	30	67	9,808																									
FSP	304	40	122	17,859																									
TOTALS	4,678		3,530	516,727																									
EXTRA FEATURES					1508 S FLETCHER AVE, FERNANDINA BEACH										SALES DATA														
					** This building has 16 Sub-Areas										OFF RECORD Number														
															DATE														
															TYPE INST														
															Q U														
															V I														
															RSN CD														
															SALE PRICE														
															1961/0462														
															2/04/2015														
															WD Q														
															I														
															02														
															1,275,000														
															GRANTOR: MONROE PATRICIA M REV														
															GRANTEE: MCKINNIE JULIAN W J														
															1776/1630														
															12/31/2011														
															QC U														
															I														
															11														
															100														
															GRANTOR: MONROE PATRICIA M														
															GRANTEE: MONROE PATRICIA M T														
															BUILDING NOTES														