

S1/2 OF LOT 18
IN OR 1049/523
MIRAMAR BEACH PB 2/61

LEE ROY D TRUST/LEE ROY D CO-TRUSTEE
1564 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0018-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

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
BAS	544	100	544	81,486
BAS	1,252	100	1,252	187,540
DCX	508	15	76	11,384
FOP	16	30	5	749
PTO	25	5	1	150

TOTALS 2,345 1,878 281,309

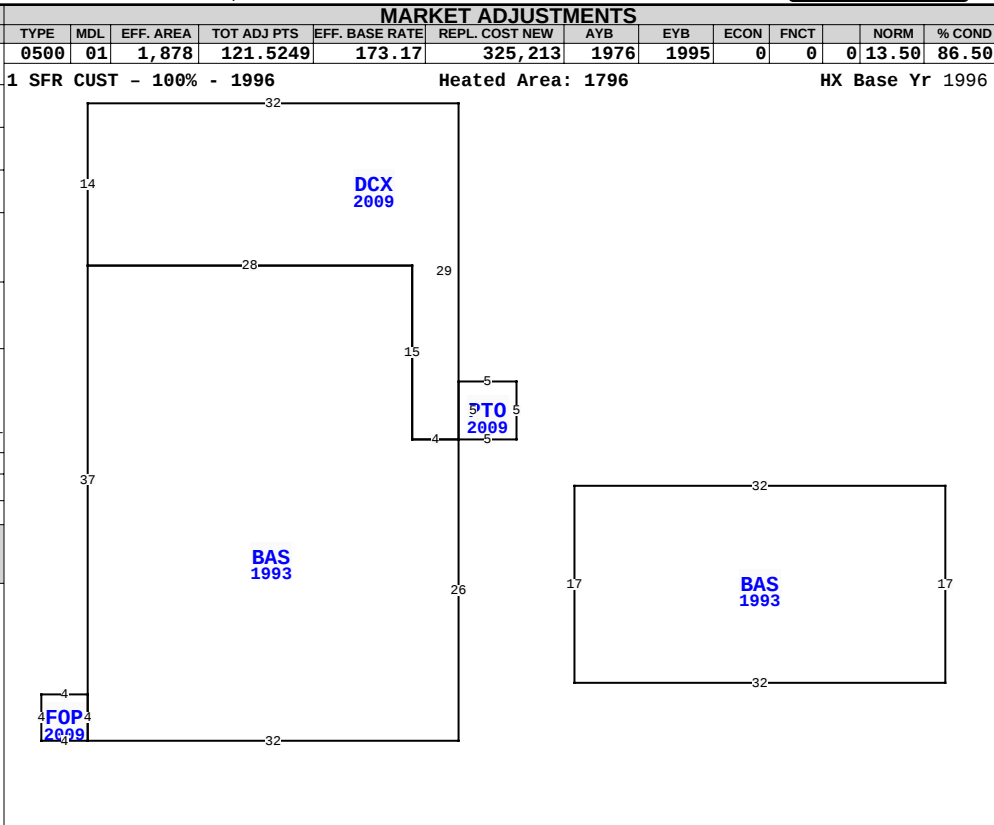
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	40	800	
2	0810	CONCRETE A	0 100	0	0	2,095.00	SF	7.61	7.61	100	2001	2001	3	82	13,065	
3	1076	TRELLIS A	0 100	0	0	422.00	SF	7.50	7.50	100	2001	2001	3	29	918	
4	0810	CONCRETE A	0 100	15	8	120.00	SF	6.50	6.50	100	2001	2001	3	82	640	
5	1125	CB/STC 6"	0 100	0	0	213.00	SF	7.35	7.35	100	2001	2001	3	82	1,284	
6	0416	DUNEWALKS	0 100	97	4	388.00	SF	15.00	15.00	100	2001	2001	3	20	1,164	

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	100	0006	R-1	60.00	150.00	60.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	900,000							

REVIEW DATE 12/03/2018 BY DJA



1564 S FLETCHER AVE, FERNANDINA BEACH

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

TOTAL OB/XF 17,871

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	100	0006	R-1	60.00	150.00	60.00	FF		1.00	1.00	1.00	15,000.00	15,000.00	900,000							

Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	281,309
Tax Group: 2	Tax Dist:	17,871
BUILDING MARKET VALUE		900,000
TOTAL MARKET OB/XF VALUE		1,199,180
TOTAL LAND VALUE - MARKET		966,736
TOTAL MARKET VALUE		232,444
SOH/AGL Deduction		50,000
ASSESSED VALUE		182,444
TOTAL EXEMPTION VALUE	HX HB	1,199,180
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		0
NCON VALUE		1,202,539
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032818	H/AC	2,000	04/01/2003
2002873	ELEC OTHER	2,000	05/05/2000
20002681	REMODEL	11,000	04/07/2000
4579	REPAIR/RRF	2,000	11/23/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
1049/0523	4/11/2002	WD U I	01 100

GRANTOR: LEE ROY D & BETTY H

GRANTEE: LEE ROY D & BETTY H

0235/0506 3/01/1977 WD U I 69,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,14] S37 S4 E32 N26 W4 N15 W28 \$
BAS=[YR=1993;ORIG=10,33] S17 E32 N17 W32 \$
DCX=[YR=2009;ORIG=0,0] W32 S14 E28 S15 E4 N29 \$
PTO=[YR=2009;ORIG=0,29] E5 N5 W5 S5 \$
FOP=[YR=2009;ORIG=-32,51] W4 S4 E4 N4 \$
PTR=[ORIG=0,0] E10 S33 N33 W10 \$

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