LOT 76
IN OR 2055/477
MIRAMAR BEACH PB 2/61

WICKES THOMAS NELSON & SHEREE TAINE
1515 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0076-0000

BUILDING CHARACTERISTICS

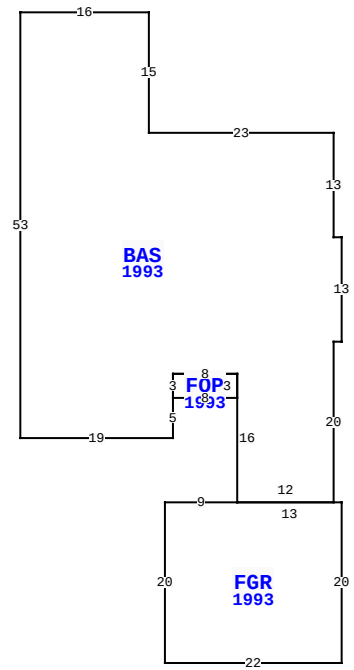
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100	1,767	199,663
FGR	440	55	242	27,345
FOP	24	30	7	791
TOTALS	2,231		2,016	227,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,016	110.6420	131.39	264,882	1983	1993	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2017 Heated Area: 1767 HX Base Yr 2017



1515 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		227,799
TOTAL MARKET OB/XF VALUE		16,507
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		626,806
SOH/AGL Deduction		230,569
ASSESSED VALUE		396,237
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		296,237
TOTAL JUST VALUE		626,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170843	CUPOLA	6,000	03/23/2017
20121965	H/AC	3,000	09/24/2012
2389	NEW CONSTR	58,500	01/01/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0477	6/23/2016	WD	U	I	30	360,000
GRANTOR: BUTLER CHARLES R & BR						
GRANTEE: WICKES THOMAS NELSO						
0495/0554	8/01/1986	WD	U	I		152,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 N15 W16 S53 E19 N5 FOP=[YR=1993] E8 N3 W8 S3 $ N3 E8 S16 FGR=[YR=1993] W9 S20 E22 N20 W13 $ E12 N20E1N13W1N13$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0810	CONCRETE A	0	100	0	0	1,467.00	SF	6.50	6.50	100	1983	1983	3	44	4,196	
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1983	1983	3	44	249	
4	0962	SKYLIGHT	0	100	0	0	2.00	UT	500.00	500.00	100	1983	1983	3	44	440	
5	0820	WOOD WALK	0	100	16	23	368.00	SF	11.75	11.75	100	2000	2000	3	40	1,730	
6	0820	WOOD WALK	0	100	6	12	72.00	SF	10.58	10.58	100	1990	1990	3	40	305	
7	1131	REINFR 8	0	100	170	6	1,020.00	SF	7.88	7.88	100	1983	1983	3	80	6,426	
8	1241	WD DECK G	0	100	0	0	240.00	UT	17.25	17.25	100	2000	2000	3	29	1,201	

LAND DESCRIPTION

TOTAL OB/XF 16,507

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	000100	C	SFR	100	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.85	6,000.00	5,100.00	382,500							

REVIEW DATE 10/04/2017 BY DJ Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 08/02/2023 BY SYS