

LOT 83 & PAR 11 SEC 20-3N-29
IN OR 1788/1929
MIRAMAR BEACH PB 2/61

COUNTRYMAN JOHN D & BERNADETTE
1425 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1460-0083-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floo	12 HARDWOOD 60
Interior Floo	19 MARBLE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	5.5 100
Frame	02 WOOD FRAME 100
Stories	2.5 2.5 100
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
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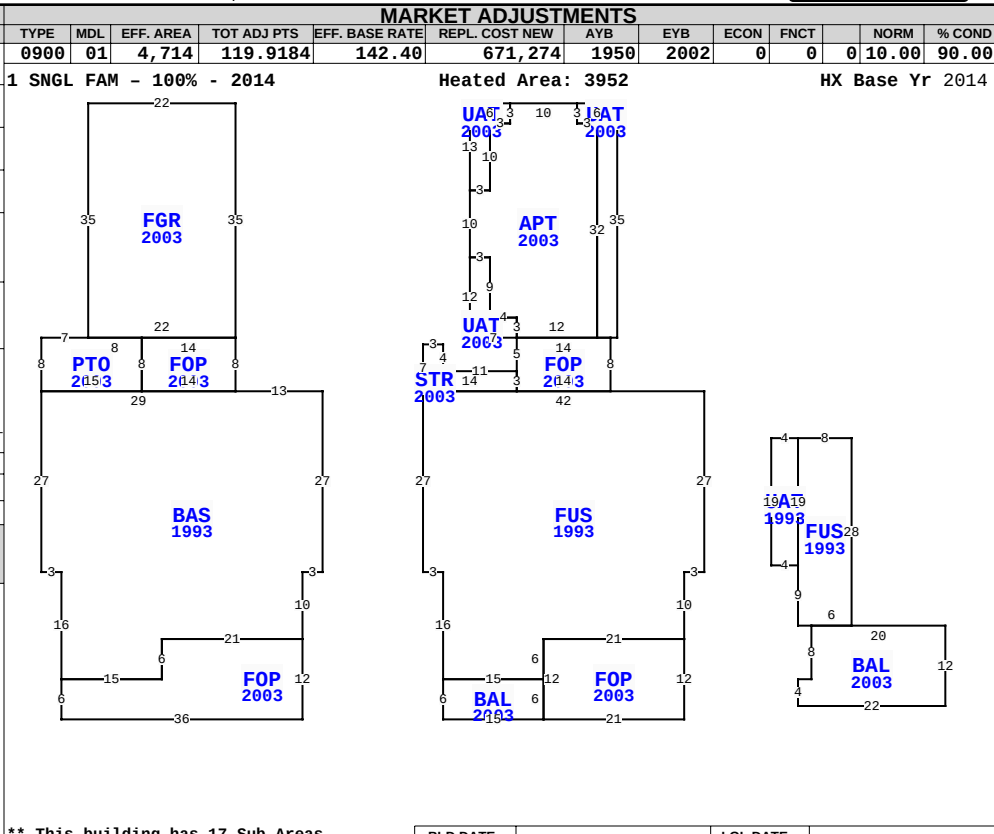
NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	560	100	560	71,770
BAL	90	15	14	1,795
BAL	248	15	37	4,742
BAS	1,584	100	1,584	203,006
FGR	770	55	424	54,340
FOP	112	30	34	4,358
FOP	112	30	34	4,358
FOP	252	30	76	9,740
FOP	342	30	103	13,200
FUS	224	100	224	28,708
TOTALS	6,338		4,714	604,147

EXTRA FEATURES	
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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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
3	0810	CONCRETE A	0	100	0	0	3,405.00	SF	6.50	6.50	100	2003	2003	3	84	18,591	
4	0855	CONC PAVER	0	100	8	3	24.00	SF	10.00	10.00	100	2003	2003	3	84	202	
5	0810	CONCRETE A	0	100	4	7	28.00	SF	6.50	6.50	100	2003	2003	3	84	153	
6	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2003	2003	3	84	87	
7	0855	CONC PAVER	0	100	16	5	80.00	SF	10.00	10.00	100	2003	2003	3	84	672	
8	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2003	2003	3	84	3,360	
10	0479	VF PICKET	0	100	0	0	107.00	LF	10.00	10.00	100	2003	2003	3	64	685	
11	0477	VF 4 SLAT	0	100	0	0	28.00	LF	14.00	14.00	100	2003	2003	3	64	251	
12	0476	VF 6 SBPL	0	100	0	0	260.00	LF	32.00	32.00	100	2003	2003	3	64	5,325	

LAND DESCRIPTION	
L N	USE CODE
1	000100



** This building has 17 Sub-Areas

1425 S FLETCHER AVE, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF	
30,306	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	2
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	604,147
TOTAL MARKET OB/XF VALUE	33,982
TOTAL LAND VALUE - MARKET	426,000
TOTAL MARKET VALUE	1,064,129
SOH/AGL Deduction	455,405
ASSESSED VALUE	608,724
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	558,724
TOTAL JUST VALUE	1,064,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,001,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081530	REPAIR PLYWD/TILE	2,500	10/02/2008
20052470	REPAIRS TO DECKIN	2,000	08/17/2005
20021931	SFR REMODEL	0	11/12/2002
20021712	6' VINYL FENCE	2,000	10/03/2002
20021707	H/AC	8,000	10/02/2002
20021480	METAL ROOF	2,000	08/29/2002

SALES DATA	
OFF RECORD Number	DATE
1788/1929	4/17/2012
TYPE INST	Q U
WD	Q
V I	I
RSN CD	02
SALE PRICE	725,000
GRANTOR: SJUGGERUD STEPHEN D &	
GRANTEE: COUNTRYMAN JOHN D &	
1264/1104	10/08/2004
WD	Q
I	I
900,000	
GRANTOR: JOHNSON DONALD E	
GRANTEE: SJUGGERUD STEPHEN D	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=2003] W22 S35 PTO=[YR=2003] W7 S8 BAS=[YR=1993] S27 E3 S16 FOP=[YR=2003] S6 E36 N12 W21 S6 W15 \$ E15 N6 E21 N10 E3 N27 W13 FOP=[YR=2003] N8 W14 S8 E14 \$ W29 \$ E15 N8 W8 \$ E22 N35 \$ PTR=E35 UAT=[YR=2003] S13 APT=[YR=2003] S10 UAT=[YR=2003] S12 E7 FOP=[YR=2003] S5 STR=[YR=2003] W11N4W3S7 FUS=[YR=1993] S27 E3S16 BAL=[YR=2003] S6E15 FOP=[YR=2003] E21N12W21S12\$ N6W15\$ E15N6E21 N10E3N27 W42\$ E14N3\$ S3E14N8 UAT=[YR=2003] E1N35W6S3E3S32E2\$ W14\$ N3W4N9W3\$ E3S9E4S3E12 N32W3N3 W10S3W3S10W3\$ E3N10E3N3W6\$ W35 \$ PTR =E80S50 UAT=[YR=1993] S19E4 FUS=[YR=1993] S9E2 BAL=[YR=2003] S8W2S4E22 N12W20\$ E6N28W8S19\$ N19W4\$ N50 W80\$.	

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