

BLOCK 15 LOT 2 & ADJ 5' STRIP
E OF LOT 27 & ADJ LOT 2 BLK 15
IN OR 775/1487 & OR 813/568

ANDERSON JOSEPH P & JUDITH A
863 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0015-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

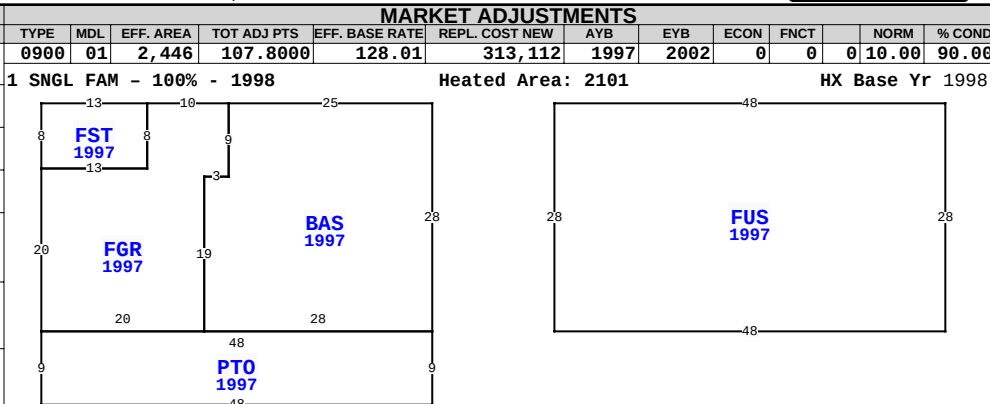
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	757	100	757	87,214
FGR	483	55	266	30,646
FST	104	55	57	6,567
FUS	1,344	100	1,344	154,841
PTO	432	5	22	2,534
TOTALS	3,120		2,446	281,801

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1241	WD DECK G	0	100	9	48	432.00	UT	15.53	15.53	
3	0810	CONCRETE A	0	100	0	0	525.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	62.00	95.00	62.00	FF	

REVIEW DATE 10/30/2018 BY DJA



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

TOTAL OB/XF											
7,138											

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7,138											

Total Acres: 0.00 Total Land Value: 297,972 Market: 0 Agricultural: 0 Common: 297,972

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		281,801	
TOTAL MARKET OB/XF VALUE		7,138	
TOTAL LAND VALUE - MARKET		297,972	
TOTAL MARKET VALUE		586,911	
SOH/AGL Deduction		342,443	
ASSESSED VALUE		244,468	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		194,468	
TOTAL JUST VALUE		586,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		559,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122444	GARAGE DOOR REPLA	950	12/05/2012
20121140	RE-ROOF W/30YR SH	5,000	06/15/2012
10486	XFOB	1,500	05/14/1997
10333	NEW CONSTR	127,336	02/25/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0813/0568	11/13/1997	QC	U	V	06	300	
GRANTOR: JANNEY CHARLES A & CY							
GRANTEE: ANDERSON JOSEPH P &							
0775/1487	10/31/1996	WD	Q	V		39,000	
GRANTOR: MALLOY WILLIAM L & MA							
GRANTEE: ANDERSON JOSEPH P &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W25 FGR=[YR=1997] W10 FST=[YR=1997] W13 S8 E13 N8\$ S8 W13 S20 PTO=[YR=1997] S9 E48 N9 W48\$ E20 N19E3 N9\$ S9 W3 S19 E28 N28\$ PTR=E15 FUS=[YR=1997] E48 S28 W48 N28\$ W15\$.											

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