

BLOCK 22 LOTS 4 & 9
IN OR 2026/155
OCEAN CITY SOUTH PORTION

CHAPLIN WILLIAM DAVIS &/BOWERS-CHAPLIN DEBORAH DEE
1107 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0022-0040



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	07 ASB SHNGLE 50
Exterior Wall	23 REINF CONC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 50
Interior Wall	05 DRYWALL 50
Interior Floor	11 CLAY TILE 50
Interior Floor	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	03 MASONRY 100
Stories	2. 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
---------	----------	----

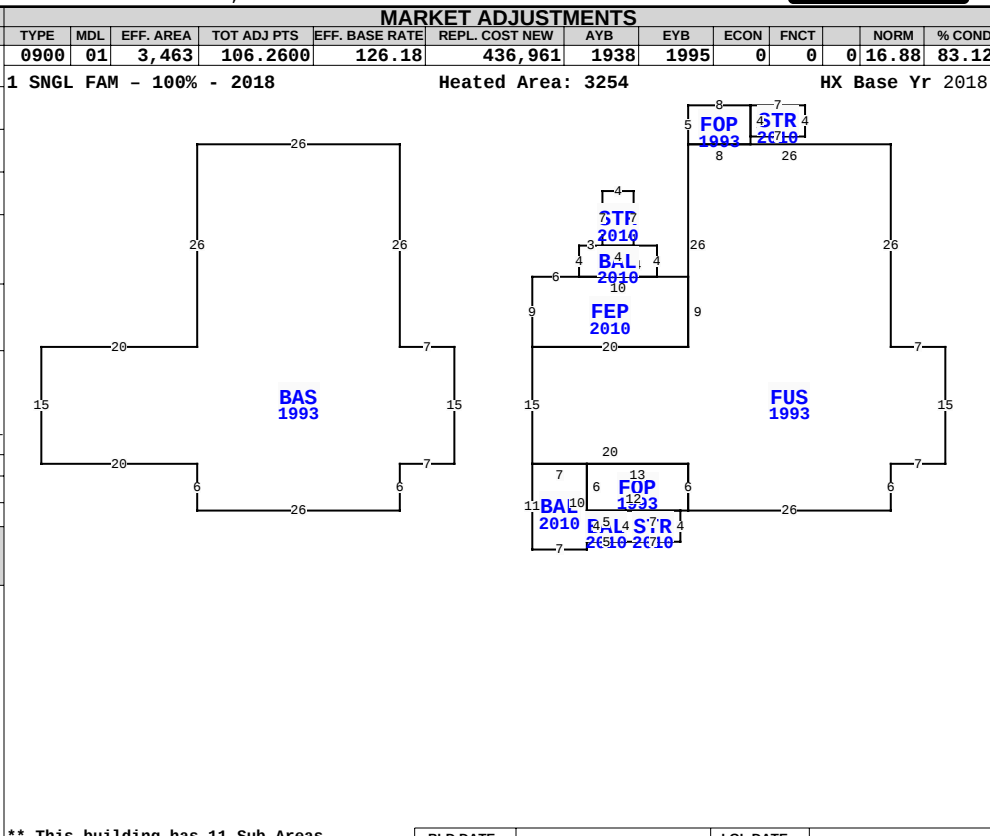
NEIGHBORHOOD/LOC	1057.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	20	15	3	315
BAL	40	15	6	629
BAL	77	15	12	1,258
BAS	1,627	100	1,627	170,641
FEP	180	80	144	15,103
FOP	40	30	12	1,258
FOP	78	30	23	2,412
FUS	1,627	100	1,627	170,641
STR	28	10	3	315
STR	28	10	3	315
TOTALS	3,773		3,463	363,202

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	0511	GARAGE CB-	0	100	22	22	484.00	SF	80.00	80.00	100	1995	1995	3	72	27,878	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1938	1938	3	20	800	
3	0855	CONC PAVER	0	100	3	3	9.00	SF	10.00	10.00	100	2017	2017	3	97	87	
4	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2017	2017	3	97	155	
5	0855	CONC PAVER	0	100	3	6	18.00	SF	10.00	10.00	100	2017	2017	3	97	175	
6	0819	CONC 12"	0	100	5	6	30.00	SF	9.50	9.50	100	1938	1938	3	20	57	
7	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	1938	1938	3	20	38	
8	0861	POOL GUNIT	0	100	14	21	294.00	SF	85.00	85.00	100	2017	2017	3	87	21,741	
9	0855	CONC PAVER	0	100	0	0	1,542.00	SF	10.00	10.00	100	2017	2017	3	97	14,957	
10	0462	ST/AL FNC	0	100	0	0	330.00	SF	10.00	10.00	100	2017	2017	3	87	2,871	

LAND DESCRIPTION	
L N	USE CODE
1	000100



** This building has 11 Sub-Areas

1107 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	AG DATE
INC DATE	

TOTAL OB/XF	
68,759	

NASSAU COUNTY PROPERTY	
PAGE 1 of 2	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	363,202
TOTAL MARKET OB/XF VALUE	69,679
TOTAL LAND VALUE - MARKET	443,700
TOTAL MARKET VALUE	876,581
SOH/AGL Deduction	274,076
ASSESSED VALUE	602,505
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	552,505
TOTAL JUST VALUE	876,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163500	SWIM POOL	28,500	12/20/2016
20032344	XFOB	2,000	01/14/2003
20020891	REPAIR/RRF	3,000	05/23/2002
20020654	DEMOLITION	1,000	04/16/2002
990967	H/AC	2,000	08/02/1999
990968	CHNGE SRVC	1,000	08/02/1999

SALES DATA	
OFF RECORD Number	DATE
2026/0155	1/29/2016
TYPE INST	Q U
WD	Q
V I	RSN CD
I	01
SALE PRICE	487,500
GRANTOR: WEST BRUCE S	
GRANTEE: CHAPLIN WILLIAM DAV	
1660/0522	1/25/2010
WD	Q
I	01
GRANTOR: REEVE THOMAS R & ANDR	
GRANTEE: WEST BRUCE S	

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1993] W7 N26 W26 S26 W20 S15 E20 S6 E26 N6 E7 N15 \$	
PTR= E10S15 FUS=[YR=1993] N15 FEP=[YR=2010] N9 E6	
BAL=[YR=2010] N4E3 STR=[YR=2010] N7E4S7 W4S E7S4W10S	
E14S9W20S E20N26 FOP=[YR=1993] N5E8 STR=[YR=2010] E7S4W7N4S	
S5W8S E26S26E7S15W7S6W26 FOP=[YR=1993] W1 STR=[YR=2010] S4W7	
BAL=[YR=2010] W5BAL=[YR=2010] S1W7N11E7S10 \$N4E5S4S N4E7S	
W12N6E13S6S N6 W20S N15W10S.	

CHAPLIN WILLIAM DAVIS &/BOWERS-CHAPLIN DEBORAH DEE
1107 S FLETCHER AV
FERNANDINA BEACH, FL 32034

00-00-31-1540-0022-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																								VALUATION BY										STANDARD									
																								Tax Group: 2										Tax Dist:									
																								BUILDING MARKET VALUE										363,202									
																								TOTAL MARKET OB/XF VALUE										69,679									
																								TOTAL LAND VALUE - MARKET										443,700									
																								TOTAL MARKET VALUE										876,581									
																								SOH/AGL Deduction										274,076									
																								ASSESSED VALUE										602,505									
																								TOTAL EXEMPTION VALUE										HX HB 50,000									
																								BASE TAXABLE VALUE										552,505									
																								TOTAL JUST VALUE										876,581									
																								NCON VALUE										0									
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE										825,372									