BLOCK 22 LOTS 5 & 8
IN OR 1848/1310
OCEAN CITY SOUTH PORTION

MILLER RICK C
1125 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1540-0022-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

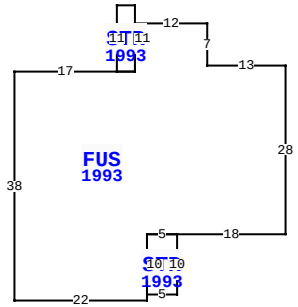
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

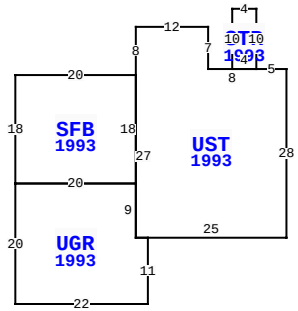
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FUS	1,566	100	1,566	182,268
SFB	360	80	288	33,520
STR	33	10	3	349
STR	40	10	4	465
STR	50	10	5	582
UGR	422	45	190	22,114
UST	784	45	353	41,086
TOTALS	3,255		2,409	280,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,409	124.0680	147.33	354,918	1956	1980	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 2019 Heated Area: 1854 HX Base Yr 2019





1125 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/27/2015	KK	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		280,385
TOTAL MARKET OB/XF VALUE		17,104
TOTAL LAND VALUE - MARKET		443,700
TOTAL MARKET VALUE		741,189
SOH/AGL Deduction		198,787
ASSESSED VALUE		542,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		492,402
TOTAL JUST VALUE		741,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190695	POOLREMODEL	0	12/23/2019
20021709	REPAIR/RRF	8,000	10/03/2002
20021212	ELEC OTHER	2,000	07/16/2002
19972029	XFOB	6,500	09/15/1997
B9054	REPAIR/RRF	8,200	05/03/1995
B9097	REPAIR/RRF	5,100	05/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1848/1310	3/19/2013	WD	Q	I	02	395,000
GRANTOR: HALL JAMES DAVIS & TO						
GRANTEE: MILLER RICK C						
0964/0383	12/28/2000	DG	U	I	01	100
GRANTOR: HALL JAMES D & TOMMIE						
GRANTEE: HALL JAMES D & TOMM						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W5 STR=[YR=1993] N10 W4 S10 E4$ W8 N7 W12 S8
SFB=[YR=1993] W20 S18 UGR=[YR=1993] S20 E22 N11 W2 N9 W20$
E20 N18$ S27 E25 N28$ PTR=N20 FUS=[YR=1993] N38 E17
STR=[YR=1993] N11 E3 S11 W3$ E3 N8 E12 S7 E13 S28 W18
STR=[YR=1993] S10 W5 N10 E5$ W5 S11 W22$ S20$.

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	0861	POOL GUNIT	0	100	0	0	410.00	SF	85.00	85.00	100	1995	1995	3	20	6,970	
2	0845	KOOL DECK	0	100	0	0	586.00	SF	7.25	7.25	100	1974	1974	3	26	1,105	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1956	1956	3	20	400	
4	0810	CONCRETE A	0	100	22	19	418.00	SF	6.50	6.50	100	1956	1956	3	20	543	
6	0810	CONCRETE A	0	100	65	4	260.00	SF	6.50	6.50	100	1956	1956	3	20	338	
7	0810	CONCRETE A	0	100	0	0	2,030.00	SF	6.50	6.50	100	1974	1974	3	26	3,431	
8	0810	CONCRETE A	0	100	22	24	528.00	SF	6.50	6.50	100	1998	1998	3	77	2,643	
9	0850	PEBBLE WLK	0	100	14	30	420.00	SF	1.75	1.75	100	1975	1975	3	27	198	
11	0940	SHEDS/PORT	0	100	22	8	176.00	SF	30.00	30.00	100	1980	1980	3	20	1,056	
12	0351	CARPORT MT	0	100	15	14	210.00	SF	10.00	10.00	100	2000	2000	3	20	420	

TOTAL OB/XF 17,104

LAND DESCRIPTION

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-1A	75.00	200.00	75.00	FF		1.00	1.00	0.99	6,000.00	5,916.00	443,700							

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 443,700 Market: 0 Agricultural: 0 Common: 443,700 PRINTED 08/02/2023 BY SYS