

BLOCK 7 PT OF LOT 1 &
FRAC BLK 10 LOT 1
THE PARK SUB OR 385/43

SMITH JAMES R & ELIZABETH E
1525 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1400-0007-0012



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 60
Exterior Wall	08 WD ON PLY 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 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	0800MULTI-FAMILY
MAP NUM	MKT AREA 01

NEIGHBORHOOD/LOC 1040.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,025	100	1,025	101,529
FGR	252	55	139	13,768
FGR	273	55	150	14,858
FOP	60	30	18	1,783
HXB	1,025	100	1,025	101,529
HXG	252	55	139	13,768
HXG	273	55	150	14,858
HXO	1,120	5	56	5,547
HXP	60	30	18	1,783
TOTALS	4,340		2,720	269,424

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	48	49		6.50	6.50
2	1244	WD DECK EX	0	0	0	0		23.13	23.13
3	1244	WD DECK EX	0	0	10	14		23.13	23.13
4	1242	WD DECK A	0	0	15	3		10.00	10.00
5	1242	WD DECK A	0	0	15	3		10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0	0006	R-1	100.00	75.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2700	01	2,720	102.9120	128.64	349,901	1983	1983	0	0
1 DUPLEX - 0% - 2024									
Heated Area: 2050									
HX Base Yr									

1522 LISA AVE, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
2,352.00	SF	6.50	6.50	100	1983	1983	3	41	6,268				
402.00	SF	23.13	23.13	100	2003	2003	3	32	2,975				
140.00	SF	23.13	23.13	100	2003	2003	3	32	1,036				
45.00	SF	10.00	10.00	100	2003	2003	3	21	95				
45.00	SF	10.00	10.00	100	2003	2003	3	21	95				

TOTAL OB/XF														10,469			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL						
R-1	100.00	75.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00							

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					269,424				
TOTAL MARKET OB/XF VALUE					10,469				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					679,893				
SOH/AGL Deduction					0				
ASSESSED VALUE					679,893				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					679,893				
TOTAL JUST VALUE					679,893				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					681,814				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0751	REPLACE SIDING	17,000	12/14/2023
20033812	XFOB	1,000	09/12/2003
20033737	XFOB	2,000	08/25/2003
20012710	REPAIR/RRF	3,000	12/28/2001
97-10460	REPAIR/RRF	1,500	04/29/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/1757	6/20/2023	WD	Q	I	01	651,000	
GRANTOR:MCCUIN TONI							
GRANTEE:SMITH JAMES R & ELI							
2312/0713	10/14/2019	WD	U	I	11	100	
GRANTOR:MCCUIN TONI							
GRANTEE:MCCUIN JAMESON B &							

BUILDING NOTES									
BUILDING DIMENSIONS									
HXB=[YR=1993] W35 APT=[YR=1993] W35S25 FOP=[YR=1993] S6 E10 N6 W10 \$ E10 S6 E25 N31 \$ S31 E25 HXP=[YR=1993] E10 N6 W10 S6 \$ N6 E10N25\$ PTR= S50 HXO=[YR=1993] W70S31E10 FGR=[YR=1993] E13 FGR=[YR=1993] E12 HXG=[YR=1993] E12 HXG=[YR=1993] E13 N21 W13 S21 \$ N21 W12 S21 \$ N21 W13 S21\$N21E50S21E10N31\$ N50\$.									