

LOT 5
IN OR 1961/1569
MIRAMAR BEACH PB 2/61

STEPHENS RICHARD H & CAROL C
1366 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
Bathrooms	2 100	
Frame	04	REIN CONC 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
---------	--	----------	----

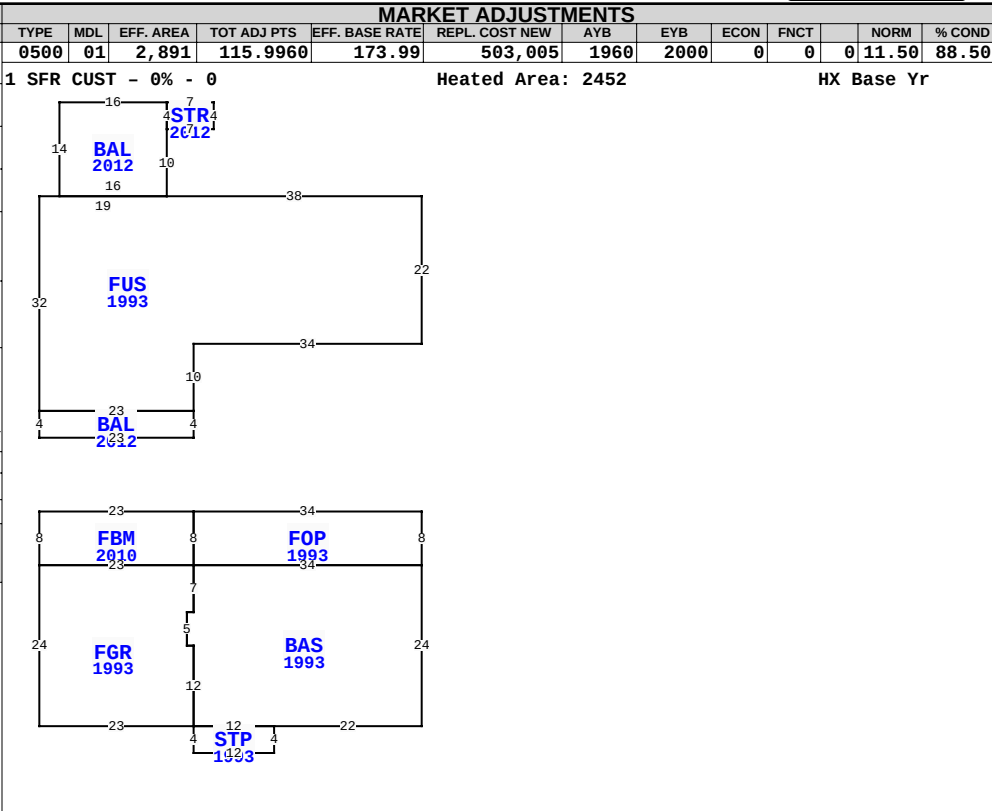
NEIGHBORHOOD/LOC	1051.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	92	15	14	2,156
BAL	224	15	34	5,236
BAS	821	100	821	126,419
FBM	184	80	147	22,636
FGR	547	55	301	46,348
FOP	272	30	82	12,626
FUS	1,484	100	1,484	228,508
STP	48	10	5	770
STR	28	10	3	462

TOTALS	3,700		2,891	445,159
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	40	26		1,040.00	SF 6.50
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00
3	0462	ST/AL FNC	0	0	152	5		760.00	SF 10.00
4	1123	CB 8"	0	0	105	5		525.00	SF 6.15
5	1125	CB/STC 6"	0	0	95	3		285.00	SF 7.35
6	0961	H-SHUTTERS	0	0	0	0		15.00	UT 800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0	0006	R-1	75.00	150.00	75.00



1366 S FLETCHER AVE, FERNANDINA BEACH	07/07/2009	RK	05/07/2024	MLU
---------------------------------------	------------	----	------------	-----

TOTAL OB/XF									
19,252									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		445,159	
TOTAL MARKET OB/XF VALUE		19,252	
TOTAL LAND VALUE - MARKET		1,237,500	
TOTAL MARKET VALUE		1,701,911	
SOH/AGL Deduction		35,499	
ASSESSED VALUE		1,666,412	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,666,412	
TOTAL JUST VALUE		1,701,911	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,570,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173574	SSEAM	240,000	11/14/2017
20160141	CO ISSUED	0	02/23/2016
20153000	REM MBATH	2,400	12/30/2015
20120628	REPLACE DECKS	5,000	04/12/2012
20071987	PLUMBING FOR REMO	0	10/22/2007
20071873	3 CONDENSING UNIT	0	10/04/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1961/1569	2/06/2015	WD	Q	I	01
GRANTOR: MELTON HOWARD L & NAN					
GRANTEE: STEPHENS RICHARD H					
1331/1884	7/11/2005	WD	Q	I	
GRANTOR: JOST GARY R & GEORGIA					
GRANTEE: MELTON HOWARD ETAL					

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

BUILDING DIMENSIONS									
FOP=[YR=1993] W34 FBM=[YR=2010] W23S8 FGR=[YR=1993] S24 E23 STP=[YR=1993] S4 E12 N4 BAS=[YR=1993] E22 N24 W34 S7 W1 S5 E1 S12 E12\$ W12\$ N12 W1 N5 E1 N7 W23\$ E23 N8\$ S8 E34 N8\$ PTR=N25 FUS=[YR=1993] N22W38 BAL=[YR=2012] N10 STR=[YR=2012] E7N4W7S4\$ N4W16S14E16\$ W19S32 BAL=[YR=2012] S4 E23N4W23\$ E23N10E34\$ S25\$.									