

LOT 36
IN OR 1604/1872
MIRAMAR BEACH PB 2/61

JAY DONALD W & MARY M
P O BOX 15848
FERNANDINA BEACH, FL 32035

2024

00-00-31-1460-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	4,406
BAS	859	100	859	130,494
FGR	747	55	411	62,437
FOP	90	30	27	4,102
FOP	144	30	43	6,533
FST	50	55	28	4,253
FUS	1,656	100	1,656	251,570
TOTALS	3,738		3,053	463,794

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0416	DUNEWALKS	0 100	118	4	472.00	SF	15.00	15.00	100	1986	1986	3	20	1,416	
2	0416	DUNEWALKS	0 100	48	4	192.00	SF	15.00	15.00	100	2007	2007	3	31	893	
3	0855	CONC PAVER	0 100	0	0	1,615.00	SF	10.00	10.00	100	2010	2010	3	91	14,697	
4	0855	CONC PAVER	0 100	13	4	52.00	SF	10.00	10.00	100	2010	2010	3	91	473	
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
6	1242	WD DECK A	0 100	14	50	700.00	SF	10.00	10.00	100	2010	2010	3	45	3,150	
7	1242	WD DECK A	0 100	4	3	12.00	SF	10.00	10.00	100	2010	2010	3	45	54	
8	0462	ST/AL FNC	0 100	197	4	788.00	SF	10.00	10.00	100	2010	2010	3	60	4,728	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000120	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	3,053	113.7948	170.69	521,117	1986	2000	0	0	0	11.00	89.00	
1 SFR CUST - 100% - 2020 Heated Area: 2515 HX Base Yr 2020													
1864 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE: 05/07/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		463,794	
TOTAL MARKET OB/XF VALUE		27,511	
TOTAL LAND VALUE - MARKET		1,237,500	
TOTAL MARKET VALUE		1,728,805	
SOH/AGL Deduction		405,249	
ASSESSED VALUE		1,323,556	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,273,556	
TOTAL JUST VALUE		1,728,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,596,624	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100472	ALUM.FENCE	4,975	03/19/2010
20100096	LOWER DECK & REPA	6,500	01/21/2010
20091757	REMODEL	200	12/28/2009
20091738	GAS PIPE FOR FP	625	12/22/2009
20091731	DOOR & WINDOWS	6,500	12/21/2009
20091669	WIRING FOR AC UNI	500	12/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1604/1872	2/09/2009	WD	Q	I	01	875,000
GRANTOR: BOWEN WILLIAM B & DAN						
GRANTEE: JAY DONALD W & MARY						
1564/1178	5/02/2008	WD	U	I	01	100
GRANTOR: BOWEN DANA LARSON						
GRANTEE: BOWEN DANA L & WILL						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W34 FGR=[YR=1993] W12S36E27 FOP=[YR=1993] S6E15N6W15\$ N21W15N15\$ S15E15S5FST=[YR=1993] S10E5N10W5\$ E5 S10W5S6E19N36\$ PTR=E10 FUS=[YR=1993] S36E46N36W11 FOP=[YR=1993] N6 BAL=[YR=1993] N8W24S8E24\$W24S6E24 \$W35\$ W10\$.		

LAND DESCRIPTION										TOTAL OB/XF										27,511									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000120	C	SFR OCN FT	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500												