

LOT 37
IN OR 1951/944
ESMT OR 1503/959

BELL NANCY E
PO BOX 17225
FERNANDINA BEACH, FL 32035

2024

00-00-31-1460-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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
BAS	1,415	100	1,415	217,570
BAS	488	100	488	75,035
FGR	312	55	172	26,447
FGR	312	55	172	26,447
FOP	68	30	20	3,075
FOP	236	30	71	10,917
FUS	935	100	935	143,765
UOP	36	20	7	1,077
UOP	36	20	7	1,077
UOP	160	20	32	4,920
TOTALS	4,650		3,552	546,153

** This building has 12 Sub-Areas

1880 S FLETCHER AVE, FERNANDINA BEACH

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	15,300.00	15,300.00	91	1995	1995	3	91	13,923	
2	0855	CONC PAVER	0	100	0	0	1,935.00	SF	10.00	10.00	100	2012	2012	3	93	17,996	
3	0416	DUNEWALKS	0	100	0	0	640.00	SF	15.00	15.00	100	1995	1995	3	20	1,920	

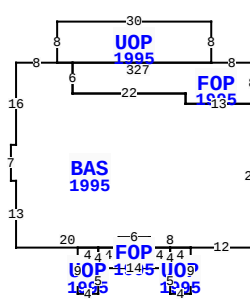
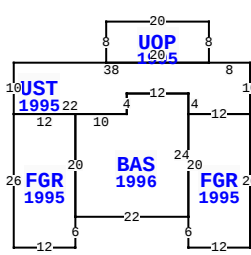
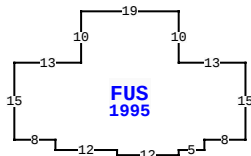
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR OCN FT	100	0006	R-1	75.00	200.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF										33,839													
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,552	119.1960	178.79	635,062	1995	1995	0	0	0 14.00	86.00
1 SFR CUST - 100% - 2016											
Heated Area: 2838											
HX Base Yr 2016											



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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		546,153
TOTAL MARKET OB/XF VALUE		33,839
TOTAL LAND VALUE - MARKET		1,237,500
TOTAL MARKET VALUE		1,817,492
SOH/AGL Deduction		702,542
ASSESSED VALUE		1,114,950
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		1,059,950
TOTAL JUST VALUE		1,817,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,680,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120316	METER CAN	1,200	02/29/2012
20110896	H/AC	3,000	06/06/2011
20090685	H/AC	2,700	06/02/2009
20040381	H/AC	4,000	02/27/2004
8375	NEW CONSTR	145,000	06/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1951/0944	12/10/2014	WD	Q	I	01	1,300,000
GRANTOR: THE THREE J'S						
GRANTEE: BELL NANCY E						
1468/1238	12/29/2006	ML	U	I	06	100
GRANTOR: THREE J'S PARTNERSHIP						
GRANTEE: MORRIS NANCY BROWN						

BUILDING NOTES

BUILDING DIMENSIONS
UST=[YR=1995] W8 UOP=[YR=1995] N8 W20 S8 E20 \$ W38 S10
FGR=[YR=1995] S26 E12 N6 BAS=[YR=1996] E22 FGR=[YR=1995] S6
E12 N26 W12 S20 \$ N24 W12 S4 W10 S20 \$ N20 W12 \$ E22 N4 E12
S4 E12 N10 \$ PTR= E15 BAS=[YR=1995] E8 UOP=[YR=1995] N8 E30
S8 FOP=[YR=1995] E8 S8 W13 N2 W22 N6 E27 \$ W30 \$ E3 S6 E22 S2
E13 S28 W12 UOP=[YR=1995] S9 W4 N5 FOP=[YR=1995] W14
UOP=[YR=1995] S5 W4 N9 E4 S4 \$ N4 E4 N2 E6 S2 E 4 S4 \$ N4 E4
\$ W8 N2 W6 S2 W20 N13 W1 N7 E1 N16 \$ W15 \$ PTR= W70
FUS=[YR=1995] W13 N10 W19 S10 W13 S15 E8 S2 E12 S1 E12 N1 E5
N2 E8 N15 \$ E70 \$.