

N50 FT OF LOT 55 &
S50 FT OF LOT 56 OR 2536/911
MIRAMAR BEACH PB 2/61

GALIA KATHLEEN H & JOHN F JR
1891 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0055-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 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
BAS	1,608	100
FOP	35	30
TOTALS	1,643	100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,618	115.2600	109.50	177,171	1944	1980	0	0	30	25.25	44.75
1 SINGLE FAM - 100% - 2023				Heated Area: 1608				HX Base Yr 2023				

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FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCD

07

ASB SHNGLE 100

03

GABLE/HIP 100

06

ASB SHINGL 100

04

PLYWOOD 100

03

CONC FINSH 100

01

NONE 100

01

NONE 100

01

0 100

02

WOOD FRAME 100

1.

1. 100

02

DIST FB 100

00

NONE 100

03

Quality Level 03

0100

SINGLE FAMILY

01

MKT AREA

1057.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

270

100

270

16,226

PTO

220

5

11

661

UGR

300

45

135

8,112

TOTALS

790

416

24,999

EXTRA FEATURES

1891 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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

512,000

Market:

0

Agricultural:

0

Common:

512,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT. BASE RATE

REPL. COST NEWAYB

EYECONFNCT

NORM% COND

0100

01

416

89.1000

84.64

35,210

1944

1980

0

0

29.00

71.00

2 SINGLE FAM - 100% - 2023

Heated Area: 270

HX Base Yr 2023

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

104,283

TOTAL MARKET OB/XF VALUE

3,040

TOTAL LAND VALUE - MARKET

512,000

TOTAL MARKET VALUE

619,323

SOH/AGL Deduction

18,715

ASSESSED VALUE

600,608

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

550,608

TOTAL JUST VALUE

619,323

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

583,115

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QU

V I

RSN CD

SALE PRICE

2536/0911

2/04/2022

WD Q

I

01

700,000

GRANTOR: HOLLIS JANICE J & ETA

GRANTEE: GALIA KATHLEEN H &

1255/0788

8/27/2004

QC U

I

01

100

GRANTOR: HOLLIS JANICE S

GRANTEE: HOLLIS JANICE J ETA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 S5 PTO=[YR=1994] W11 S20 E11N20\$ S25 E9

UGR=[YR=1993] E10 N30 W10S30\$ N30\$.