LOT 59
MIRAMAR BEACH PB 2/61

**DALTON NOEL WYNDHAM & MELANIE ANN**
1832 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1460-0059-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1057.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1819 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/20/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 408,000 |
| TOTAL MARKET VALUE | 408,000 |
| SOH/AGL Deduction | 32,204 |
| ASSESSED VALUE | 375,796 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 375,796 |
| TOTAL JUST VALUE | 408,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 382,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211132 | NEW CONSTR | 0 | 03/25/2022 |
| 5418 | NEW CONSTR | 61,130 | 06/15/1989 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2721/1311 | 6/24/2024 | WD | Q | I | 01 | 2,825,000 |
| GRANTOR: 1819 SOUTH FLETCHER L | | | | | | |
| GRANTEE: DALTON NOEL WYNDHAM | | | | | | |
| 2021/1628 | 12/31/2015 | TD | Q | V | 01 | 250,000 |
| GRANTOR: LASSERRE ELMER EUGENE | | | | | | |
| GRANTEE: 1819 SOUTH FLETCHER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | 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

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000000 | C | VAC RES | 0 | 0006 | R-1 | 75.00 | 125.00 | 75.00 | FF | | 1.00 | 1.00 | 0.85 | 6,400.00 | 5,440.00 | 408,000 | | | | | | | |

REVIEW DATE 07/09/2024 BY DJ Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 08/06/2024 BY SYS