LOT 77
MIRAMAR BEACH PB 2/61

**BARLOW SHARON HARVEY L/E/**
1511 S FLETCHER AV
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1460-0077-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 23 | REINF CONC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 04 | REIN CONC 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

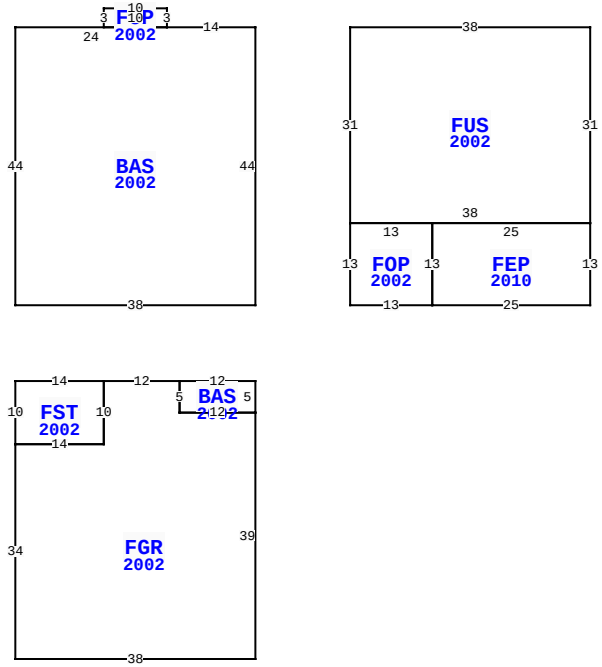
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 60 | 100 | 60 | 7,578 |
| BAS | 1,672 | 100 | 1,672 | 211,169 |
| FEP | 325 | 80 | 260 | 32,837 |
| FGR | 1,472 | 55 | 810 | 102,300 |
| FOP | 30 | 30 | 9 | 1,137 |
| FOP | 169 | 30 | 51 | 6,441 |
| FST | 140 | 55 | 77 | 9,725 |
| FUS | 1,178 | 100 | 1,178 | 148,778 |
| TOTALS | 5,046 | | 4,117 | 519,965 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,117 | 112.2660 | 140.33 | 577,739 | 2002 | 2003 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 100% - 2003 Heated Area: 2910 HX Base Yr 2003




1511 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 | | 519,965 |
| TOTAL MARKET OB/XF VALUE | | 21,501 |
| TOTAL LAND VALUE - MARKET | | 391,680 |
| TOTAL MARKET VALUE | | 933,146 |
| SOH/AGL Deduction | | 485,926 |
| ASSESSED VALUE | | 447,220 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 392,220 |
| TOTAL JUST VALUE | | 933,146 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 885,773 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20091667 | REMODEL | 6,550 | 12/08/2009 |
| 20011422 | NEW CONSTR | 210,000 | 07/23/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2579/0440 | 7/21/2022 | LE | U | I | 11 | 100 |
| GRANTOR: BARLOW SHARON L A/K/A | | | | | | |
| GRANTEE: BARLOW JASON & JORD | | | | | | |
| 2219/0557 | 8/22/2018 | LE | U | I | 11 | 100 |
| GRANTOR: BARLOW SHARON L | | | | | | |
| GRANTEE: BARLOW JASON WARD & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] N3 W10 S3 E10 $ W24 S44 E38
N44 $ PTR= E15 FUS=[YR=2002] E38 S31 FEP=[YR=2010] S13 W25
FOP=[YR=2002] W13 N13E13S13$ N13E25$ W38N31$ W15 $ PTR= S100
FGR=[YR=2002] N39 BAS=[YR=2002] N5 W12 S5 E12 $ W12 N5 W12
FST=[YR=2002] W14 S10 E14 N10 $ S10 W14 S34 E38 $ N100 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 86 | 3,010 | |
| 2 | 0962 | SKYLIGHT | 0 | 100 | 0 | 0 | 1.00 | UT | 250.00 | 250.00 | 100 | 2002 | 2002 | 3 | 82 | 205 | |
| 3 | 1241 | WD DECK G | 0 | 100 | 0 | 0 | 294.00 | UT | 15.53 | 15.53 | 100 | 2002 | 2002 | 3 | 30 | 1,369 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 450.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 2,399 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 10 | 4 | 40.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 213 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 23 | 4 | 92.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 490 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 72 | 36 | 2,592.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 13,815 | |

### LAND DESCRIPTION

TOTAL OB/XF 21,501

| 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 | 000100 | C | SFR | 100 | 0006 | R-1 | 72.00 | 125.00 | 72.00 | FF | | 1.00 | 1.00 | 0.85 | 6,400.00 | 5,440.00 | 391,680 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 391,680 Market: 0 Agricultural: 0 Common: 391,680 PRINTED 08/06/2024 BY SYS