

LOT 81
IN OR 2167/1288
MIRAMAR BEACH PB 2/61

PALMER MARY ANN REV TRUST/PALMER MARY ANN TRUSTEE
1450 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1460-0081-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5.5	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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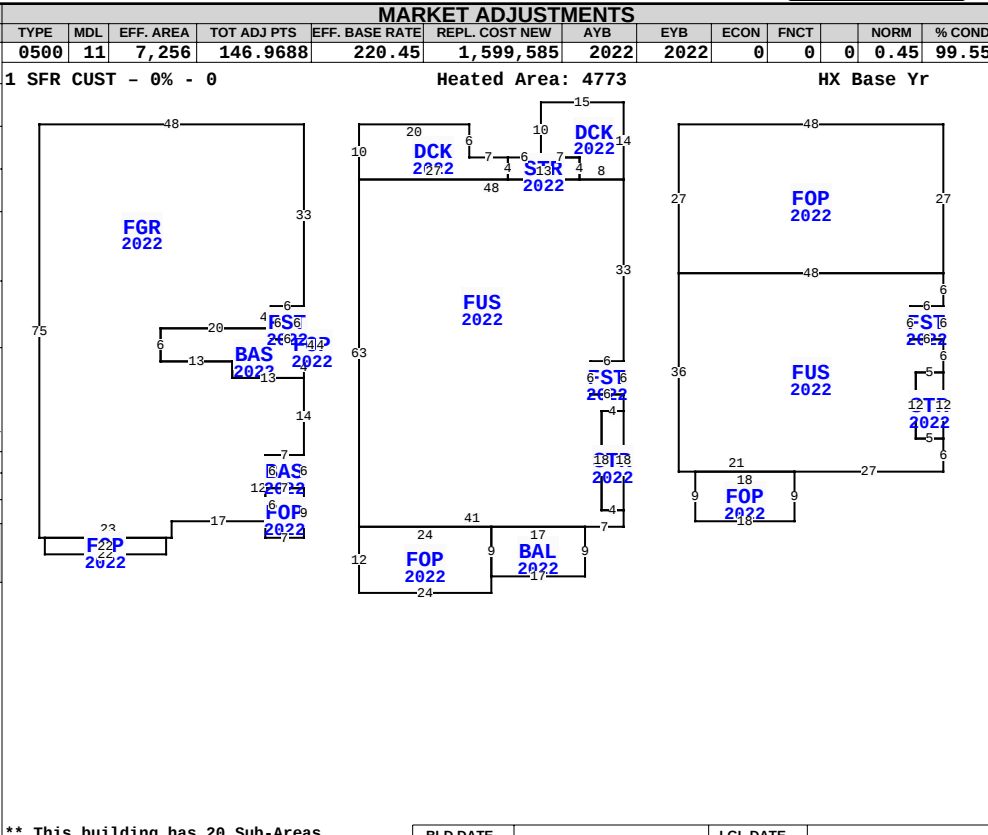
NEIGHBORHOOD/LOC	1057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	153	15	23	5,047
BAS	42	100	42	9,217
BAS	183	100	183	40,160
DCK	182	10	18	3,950
DCK	228	10	23	5,047
FGR	3,225	55	1,774	389,318
FOP	12	30	4	878
FOP	63	30	19	4,170
FOP	66	30	20	4,389
FOP	162	30	49	10,753
TOTALS	10,740		7,256	1,592,387

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	0855	CONC PAVER	0	0	0	0	582.00	SF	10.00	10.00	100	2022	2022	3	100	5,820	
2	0855	CONC PAVER	0	0	0	0	1,506.00	SF	5.00	5.00	100	2022	2022	3	100	7,530	
3	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000	
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2022	2022	3	100	10,000	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



** This building has 20 Sub-Areas

1449 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/20/2024 MLU

TOTAL OB/XF		
TOTAL	28,350	

NASSAU COUNTY PROPERTY		
PAGE 1 of 1		2
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	1,592,387	
TOTAL MARKET OB/XF VALUE	28,350	
TOTAL LAND VALUE - MARKET	460,800	
TOTAL MARKET VALUE	2,081,537	
SOH/AGL Deduction	0	
ASSESSED VALUE	2,081,537	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	2,081,537	
TOTAL JUST VALUE	2,081,537	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,979,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200570	NEW CONSTR	0	11/05/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2167/1288	1/03/2018	WD Q	Q	V	01
GRANTOR: BLACK DAVID CLIFTON &					
GRANTEE: PALMER MARY ANN REV					
2059/0696	7/18/2016	WD Q	Q	V	01
GRANTOR: STURGES DAVID K JR ET					
GRANTEE: BLACK DAVID CLIFTON					

BUILDING NOTES		
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BUILDING DIMENSIONS

FGR=[YR=2022] W48 S75 E1 FOP=[YR=2022] S3 E22 N3 W22\$ E23 N3 E17 FOP=[YR=2022] S3 E7 N9 BAS=[YR=2022] N6W7 S6E7\$ W7 S6\$ N12 E7 N14 BAS=[YR=2022] N4 FOP=[YR=2022] E3N4W3S4\$ N3 FST=[YR=2022] N6W6S6E6\$ W6N2 W20 S6 E13 S3 E13\$ W13 N3 W13 N6 E20 N4 E6 N33\$ PTR=E10 DCK=[YR=2022] E20 S6 E7 STR=[YR=2022] E6 DCK=[YR=2022] N10 E15 S14 FUS=[YR=2022] S33 FST=[YR=2022] S6W6N6E6\$ W6S6E6 S3 STR=[YR=2022] S18 W4 N18 E4\$ W4 S18 E4 S3 W7 BAL=[YR=2022] S9W17 FOP=[YR=2022] S3 W24 N12 E24 S9\$ N9 E17\$ W41 N63 E48\$ W8N4W7\$ E7S4 W13N4\$ S4W27N10\$ W10\$ PTR=E68 FOP=[YR=2022] E48 S27 FUS=[YR=2022] S6 FST=[YR=2022] S6W6N6E6\$ W6S6E6 S6 STR=[YR=2022] S12 W5 N12 E5\$ W5 S12 E5 S6 W27 FOP=[YR=2022] S9W18N9E18\$ W21 N36 E48\$ W48 N27\$ W68\$.