LOT 86
IN OR 2289/707
MIRAMAR BEACH PB 2/61

WIERZBOWSKI MICHAEL & MICHELLE
9114 NW 62ND LN
GAINESVILLE, FL 32653

2024

00-00-31-1460-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

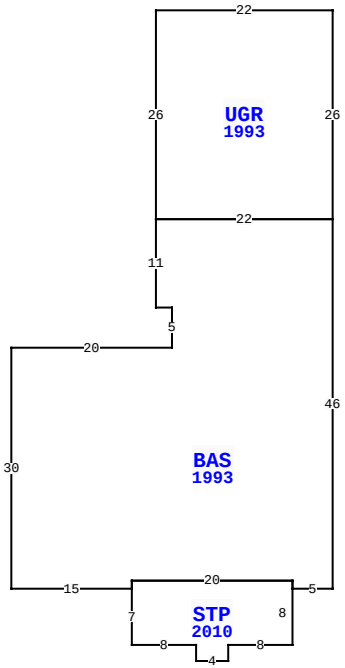
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	166,265
STP	168	10	17	1,858
UGR	572	45	257	28,075
TOTALS	2,262		1,796	196,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,796	107.6000	134.50	241,562	1972	1985	0	0	0	18.78	81.22

1 SNGL FAM – 0% - 0 Heated Area: 1522 HX Base Yr



1387 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	196,197
TOTAL MARKET OB/XF VALUE	4,194
TOTAL LAND VALUE - MARKET	386,240
TOTAL MARKET VALUE	586,631
SOH/AGL Deduction	33,279
ASSESSED VALUE	553,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	553,352
TOTAL JUST VALUE	586,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011206	H/AC	2,000	05/25/2001
5512	REPAIR/RRF	4,000	08/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2289/0707	7/01/2019	WD	Q	I	05	500,000
GRANTOR: JOHNSON SARA HOLT						
GRANTEE: WIERZBOWSKI MICHAEL						
1957/0208	1/12/2015	FJ	U	I	11	100
GRANTOR: JOHNSON E J ESTATE						
GRANTEE: JOHNSON SARA HOLT						

BUILDING NOTES

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	0810	CONCRETE A	0	0	22	4	88.00	SF	6.50	6.50	100	1972	1972	3	23	132	
2	0810	CONCRETE A	0	0	0	0	651.00	SF	6.50	6.50	100	1972	1972	3	23	973	
3	0810	CONCRETE A	0	0	0	0	1,828.00	SF	6.50	6.50	100	1975	1975	3	26	3,089	

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S11 E2 S5 W20 S30 E15 STP=[YR=2010] S7E8S2E4N2E8N8W20 S1$ N1 E20 S1 E5 N46$ UGR=[YR=1993] N26 W22S26E22$.

LAND DESCRIPTION

TOTAL OB/XF 4,194

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	0	0006	R-1	71.00	125.00	71.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	386,240							

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 386,240 Market: 0 Agricultural: 0 Common: 386,240 PRINTED 08/06/2024 BY SYS