

BLK 9 S1/2 OF LOT 2 & N1/2 OF
LOT 3 IN OR 779/1637
OCEAN CITY S/D DBK U/384

POZZI FAMILY TRUST/POZZI STEVEN MARK TRUSTEE
512 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1520-0009-0022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	07	SPECIAL 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	1051.00	

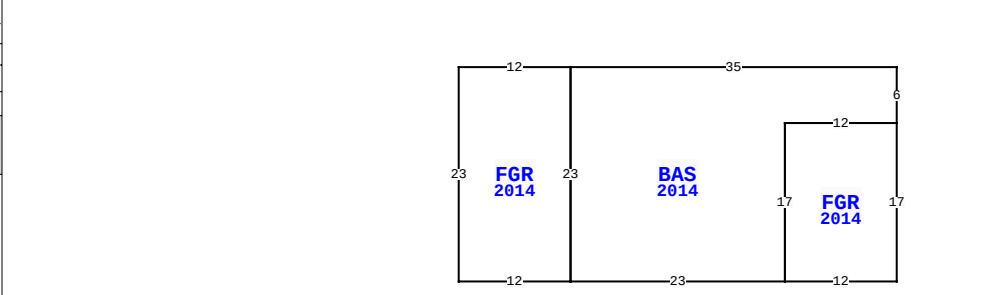
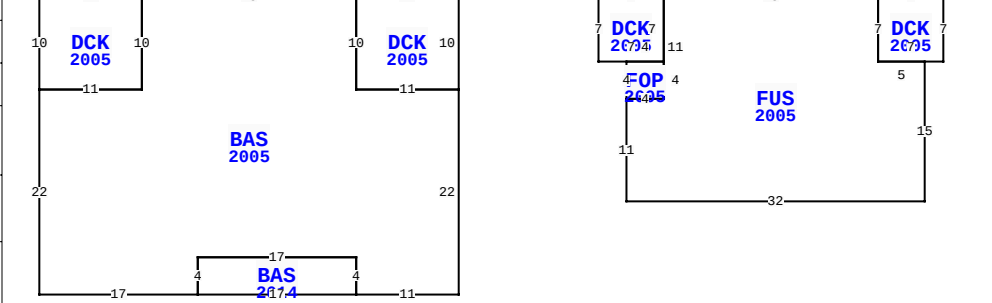
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	191,411
BAS	68	100	68	11,298
BAS	601	100	601	99,859
DCK	49	10	5	831
DCK	49	10	5	831
DCK	110	10	11	1,827
DCK	110	10	11	1,827
FGR	204	55	112	18,609
FGR	276	55	152	25,256
FOP	16	30	5	831
TOTALS	3,260		2,747	456,428

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 100	22	42	924.00	SF	6.50	6.50	
2	0962	SKYLIGHT	0 100	0	0	2.00	UT	250.00	250.00	
3	0920	CWALL-WD/M	0 100	0	0	48.00	LF	390.00	390.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000120	C	SFR OCN FT	100	0006	R-3	75.00	80.00	75.00	FF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,747	121.0608	181.59	498,828	2005	2005	0	0	8.50	91.50	

1 SFR CUST - 100% - 2016 Heated Area: 2446 HX Base Yr 2016



** This building has 11 Sub-Areas

512 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			456,428	
TOTAL MARKET OB/XF VALUE			11,398	
TOTAL LAND VALUE - MARKET			1,237,500	
TOTAL MARKET VALUE			1,795,326	
SOH/AGL Deduction			849,217	
ASSESSED VALUE			856,109	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			806,109	
TOTAL JUST VALUE			1,795,326	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,573,186	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131849	ENCLOSEFGR	750,000	08/06/2013
20100855	H/AC	4,900	05/25/2010
20071932	BULKHD & STG	5,000	10/12/2007
20051074	H/AC	6,000	01/19/2005
20041783	NEW CONSTR	240,000	10/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2540/0094	2/17/2022	WD U	I	11		100
GRANTOR: POZZI STEVEN M & CARO						
GRANTEE: POZZI FAMILY TRUST						
0779/1637	12/17/1996	WD Q	V			129,500
GRANTOR: DEVANNY E H III & ELI						
GRANTEE: POZZI STEVEN M & CA						

BUILDING NOTES										
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BUILDING DIMENSIONS
DCK=[YR=2005] W11 BAS=[YR=2005] W23 DCK=[YR=2005] W11 S10 E11 N10 \$ S10 W11 S22 E17 BAS=[YR=2014] E17 N4 W17 S4 \$ N4 E17 S4 E11 N22 W11 N10 \$ S10 E11 N10 \$ PTR= E15 DCK=[YR=2005] E7 FUS=[YR=2005] E23 DCK=[YR=2005] E7 S7 W7 N7 \$ S7 E5 S15 W32 N11 FOP=[YR=2005] N4 E4 S4 W4 \$ E4 N11 \$ S7 W7 N7 \$W15 \$ PTR= S40 FGR=[YR=2014] E12 BAS=[YR=2014] E35 S6 FGR=[YR=2014] S17 W12 N17 E12 \$ W12 S17 W23 N23\$ S23 W12 N23 \$ N40 \$.