BLOCK 22 LOTS 6 & 7
IN OR 463/292
OCEAN CITY SOUTH PORTION

ROBERTS CHMONE M
1151 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0022-0060

BUILDING CHARACTERISTICS

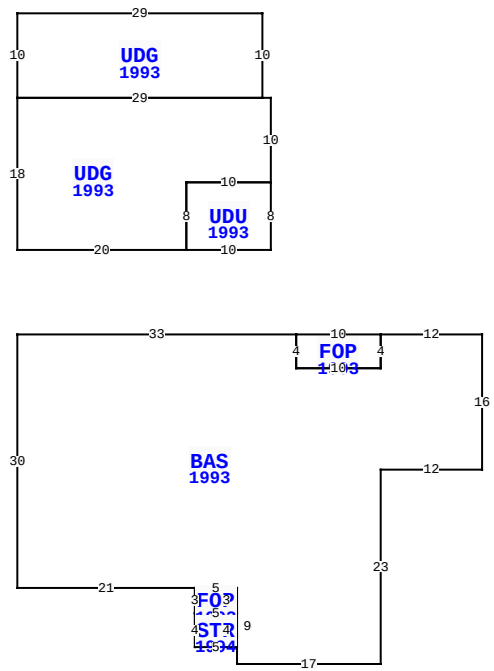
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,595	100	1,595	213,409
FOP	15	30	4	535
FOP	40	30	12	1,606
STR	20	10	2	267
UDG	290	55	160	21,408
UDG	460	55	253	33,851
UDU	80	55	44	5,888
TOTALS	2,500		2,070	276,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,070	124.4600	155.58	322,051	1940	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 1986 Heated Area: 1595 HX Base Yr 1986



1151 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	08/12/2014 KK	LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		276,964
TOTAL MARKET OB/XF VALUE		8,368
TOTAL LAND VALUE - MARKET		750,720
TOTAL MARKET VALUE		1,036,052
SOH/AGL Deduction		851,104
ASSESSED VALUE		184,948
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,948
TOTAL JUST VALUE		1,036,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		977,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132894	MTLROOF	44,500	12/31/2013
20120041	REPLACE WINDOW &	31,764	01/05/2012
20100002	RESTUCCO WALL & F	1,200	01/04/2010
20070680	RISER & WEATHER H	0	04/23/2007
20062063	H/AC	2,200	09/06/2006
7164	REMODEL	4,400	06/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0463/0292	8/01/1985	MS	U	I		80,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] W10 S4 E10 N4$S4 W10 N4 W33 S30 E21 FOP=[YR=1993] S3STR=[YR=1994] S4E5N4W5$ E5 N3W5$ E5S9E17N23E12N16$ PTR= N10W25 UDU=[YR=1993] N8 UDG=[YR=1993] N10 W1 UDG=[YR=1993] N10W29S10E29$ W29 S18E20N8E10$ W10S8E10$ E25S10$.

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	100	4	35	140.00	SF	6.50	6.50	100	1940	1940	3	20	182	
2	0835	QUARY TILE	0	100	3	10	30.00	SF	10.00	10.00	100	2010	2010	3	91	273	
3	1242	WD DECK A	0	100	10	21	210.00	SF	10.00	10.00	100	1998	1998	3	20	420	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1940	1940	3	20	700	
5	0810	CONCRETE A	0	100	0	0	921.00	SF	6.50	6.50	100	1998	1998	3	75	4,490	
6	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1998	1998	3	75	312	
7	1242	WD DECK A	0	100	36	10	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
8	0940	SHEDS/PORT	0	100	10	7	70.00	SF	33.00	33.00	100	2012	2012	3	55	1,271	

LAND DESCRIPTION

TOTAL OB/XF 8,368

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	75.00	100.00	75.00	FF		1.00	1.00	0.78	6,400.00	5,004.80	375,360							
2	000100	C	SFR	100	0006	R-1	75.00	100.00	75.00	FF		1.00	1.00	0.78	6,400.00	5,004.80	375,360							

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 750,720 Market: 0 Agricultural: 0 Common: 750,720 PRINTED 08/06/2024 BY SYS