

BLOCK 24 LOT 1
IN OR 1074/36
OCEAN CITY SOUTH PORTION

MCNEAL FREDERICK S & SUSAN R
1150 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1540-0024-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	07	SPECIAL 100
Stories		2. 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
BAL	90	15	14	2,098
BAS	1,116	100	1,116	167,223
FGR	587	55	323	48,398
FOP	10	30	3	449
FOP	57	30	17	2,547
FOP	150	30	45	6,743
FOP	150	30	45	6,743
FUS	1,727	100	1,727	258,775
PTO	21	5	1	149
TOTALS	3,908		3,291	493,127

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0921	CWALL-CC P	0	100	0	0	150.00	LF	660.00	660.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	20	4	80.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	985.00	SF	6.50	6.50	
5	1242	WD DECK A	0	100	5	5	25.00	SF	14.00	14.00	
6	0479	VF PICKET	0	100	0	0	25.00	LF	10.00	10.00	
7	1131	REINFR 8	0	100	155	6	930.00	SF	9.45	9.45	
8	1131	REINFR 8	0	100	79	4	316.00	SF	9.45	9.45	
9	1242	WD DECK A	0	100	39	5	195.00	SF	10.00	10.00	
10	0416	DUNEWALKS	0	100	34	4	136.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	100	0006	R-1	75.00	150.00	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	3,291	110.9934	166.49	547,919	2003	2003	0	0	0 10.00	90.00
1 SFR CUST - 100% - 2004 Heated Area: 2843 HX Base Yr 2004											
1150 S FLETCHER AVE, FERNANDINA BEACH											

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

TOTAL OB/XF											
40,842											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		493,127	
TOTAL MARKET OB/XF VALUE		40,842	
TOTAL LAND VALUE - MARKET		1,237,500	
TOTAL MARKET VALUE		1,771,469	
SOH/AGL Deduction		950,938	
ASSESSED VALUE		820,531	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		770,531	
TOTAL JUST VALUE		1,771,469	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,637,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141093	ADDITION	4,400	05/27/2014
20110323	H/AC	7,900	03/07/2011
20060475	REPAIR/RRF	13,000	03/07/2006
20032318	H/AC	7,000	01/10/2003
20022049	NEW CONSTR	7,000	12/02/2002
20021828	NEW CONSTR	3,000	10/23/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1074/0036	8/12/2002	WD U	V		07
GRANTOR: CHERESKIN JAMES M & B					
GRANTEE: MCNEAL FREDERICK S					
1058/0809	5/29/2002	WD U	V		07
GRANTOR: CHERESKIN JAMES M					
GRANTEE: MCNEAL FREDERICK S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2003] W10 BAS=[YR=2003] W34 S12 PTO=[YR=2003] W1 S7 FGR=[YR=2003] S24 E22 FOP=[YR=2003] S5 E7 N7 W1 N2 W5 S4 W1 \$ E1 N24 W15 N7 W5 S7 W3 \$ E3 N7 W2 \$ E7 S7 E15 S20 E5 S2 E7 S1 E5 N1 E5 N26 W10 N15 \$ S15 E10 N15 \$ PTR= E15 FUS=[YR=2003] E34 FOP=[YR=2015] E10 BAL=[YR=2015] E6 S15 W6 N15\$ S15 W10 N15 \$ S15 E10 S8 E2 S12 W2S6 W5 S1 W5 N1 W7 FOP=[YR=2003] W5 N2 E5 S2 \$ N2 W5 S4 W23 N24 E3N7 W2 N12 \$ W15 \$.											