BLOCK 11 LOT 6
OLD TOWN

EVANS BRADLEY/EVANS JOHN
1441 N FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0011-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1015 SOMERUELUS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	237,660
TOTAL MARKET VALUE	237,660
SOH/AGL Deduction	22,368
ASSESSED VALUE	215,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,292
TOTAL JUST VALUE	237,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR 2023-0480	BDL 2954 COND 236	415,073	10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2553/1875	4/08/2022	WD	Q	V	02	189,000
GRANTOR: STRAIGHT CUT CONSTRUC						
GRANTEE: EVANS BRADLEY & JOH						
2391/1079	9/10/2020	SW	Q	V	01	120,000
GRANTOR: STEWART CHRISTINE & K						
GRANTEE: STRAIGHT CUT CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.20	4,250.00	5,100.00	237,660							

REVIEW DATE 04/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 237,660 Market: 0 Agricultural: 0 Common: 237,660 PRINTED 08/06/2024 BY SYS