

PARRISH ROBERT A
56 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15CONC BLOCK 50

Exterior Wall23REINF CONC 50

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories2.

Units0 100

BUD8 Adjustme02DIST FB 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1061.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
AREAVALUE

BAS1,32010019931,320187,457

DCK168102020172,414

STR481020205710

UGR60045199327038,344

UOP192202020385,397

UST72045199332446,012

TOTALS3,0481,974280,333

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0500011,974108.2900171.10337,751195619900017.0083.00

SFR CUST - 100% - 2003Heated Area: 1320HX Base Yr 2003

UST1993

UGR1993

DCK2020

BAS1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE280,333

TOTAL MARKET OB/XF VALUE5,110

TOTAL LAND VALUE - MARKET1,067,400

TOTAL MARKET VALUE1,352,843

SOH/AGL Deduction803,551

ASSESSED VALUE549,292

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE498,570

TOTAL JUST VALUE1,352,843

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,185,351

PERMIT NUMDESCRIPTIONAMTISSUED

20200005ROOFOVER001/10/2020

20102138H/AC5,00012/14/2010

20040712UG SERVICE1,00004/13/2004

20036375METER CAN CHANGED1,00008/10/2000

8193DEMOLITION2,50003/14/1994

SALES DATA

OFF RECORDTypeQ / V / RSN SALE
NumberINSTU I CDPRICE

0874/06023/12/1999WD Q I 01100

GRANTOR: COX ETHEL G

GRANTEE: PARRISH ANNE COX

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S44 E30 N44 \$PTR= W50 DCK=[YR=2020] W14 UOP=[YR=2020] W1 STR=[YR=2020] N12 W4 S12 E4\$ W15 S12 UST=[YR=1993] S24 UGR=[YR=1993] S20 E30 N20 W30 \$ E30 N24 W30\$ E16 N12 \$ S12 E14 N12\$ E50 \$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000120CRESCENT RES OCEAN1000006C-149.00266.0014,232.00SF1.001.001.0075.0075.001,067,400

EXTRA FEATURES

56 S FLETCHER AVE, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/12/2025DC

OB/XF MKT VALUENOTES

404

4,706

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REVIEW DATE02/26/2020BYDJ

Total Acres: 0.00Total Land Value: 1,067,400Market: 0Agricultural: 0Common: 1,067,400PRINTED 07/30/2025 BY SYS