LOT 28
IN OR 2166/1076
AMELIA LIGHTHOUSE RESERVATION

SCHAFFER JAMES & JENNIFER M
PO BOX 16914
FERNANDINA BEACH, FL 32035

2025

00-00-31-1020-0028-0000

BUILDING CHARACTERISTICS

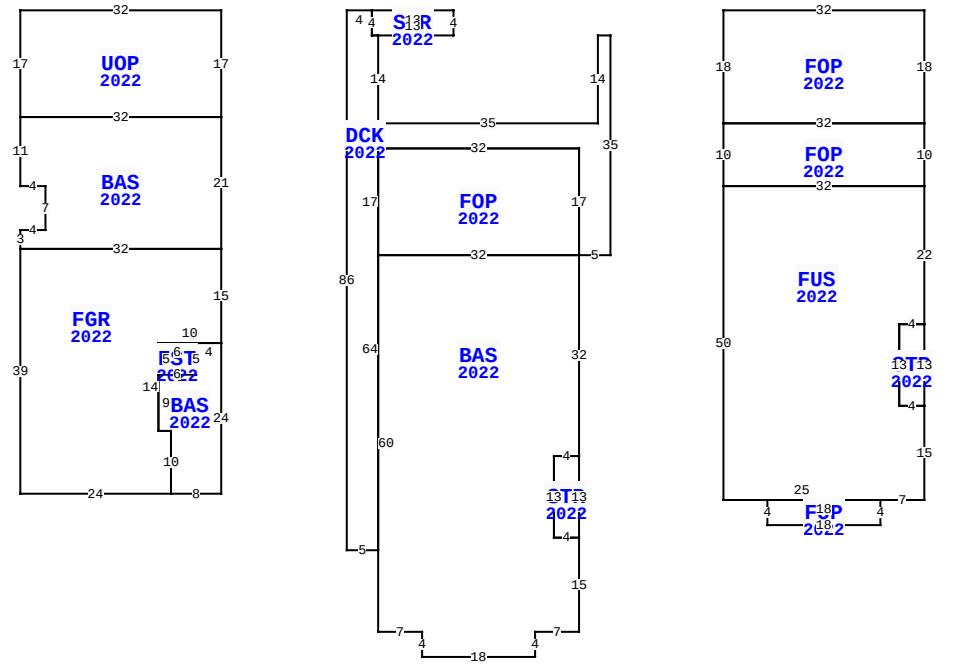
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	04	REIN CONC 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100	2022	190	64,865
BAS	644	100	2022	644	219,857
BAS	1,940	100	2022	1,940	662,303
DCK	687	10	2022	69	23,556
FGR	1,028	55	2022	565	192,887
FOP	72	30	2022	22	7,511
FOP	320	30	2022	96	32,774
FOP	544	30	2022	163	55,647
FOP	576	30	2022	173	59,061
FST	30	55	2022	16	5,462
TOTALS	8,279			5,550	1,894,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,550	217.9252	344.32	1,910,976	2022	2022	0	0	0	0.85	99.15

1 SFR CUST – 100% - 2023 Heated Area: 4322 HX Base Yr 2023



** This building has 15 Sub-Areas

154 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		1,894,733
TOTAL MARKET OB/XF VALUE		69,290
TOTAL LAND VALUE - MARKET		988,000
TOTAL MARKET VALUE		2,952,023
SOH/AGL Deduction		1,069,178
ASSESSED VALUE		1,882,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,832,123
TOTAL JUST VALUE		2,952,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,898,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211315	SWIM POOL	0	05/17/2021
20200645	NEW CONSTR	0	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1076	12/21/2017	WD	Q	V	01	700,000
GRANTOR: STALNAKER JOHN C REV						
GRANTEE: SCHAFFER JAMES & JE						
2036/0998	3/23/2016	WD	U	V	11	100
GRANTOR: STALNAKER J C						
GRANTEE: STALNAKER JOHN CALV						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W32 S17 BAS=[YR=2022] S11 E4 S7 W4 S3 FGR=[YR=2022] S39 E24 BAS=[YR=2022] E8 N24 W4 FST=[YR=2022] W6 S5 E6 N5$ S5 W6 S9 E2 S10$ N10 W2 N14 E10 N15 W32$ E32 N21 W32$ E32 N17$ PTR=E20 DCK=[YR=2022] E4 STR=[YR=2022] E13 S4 W13 N4$ S4 E1 S14 E35 N14 E2 S35 W5 BAS=[YR=2022] S32 STR=[YR=2022] S13 W4 N13 E4$ W4 S13 E4 S15 W7 S4 W18 N4 W7 N60 FOP=[YR=2022] N17 E32 S17 W32 $ E32$ N17 W32 S64 W5 N86$ W20 $ PTR=E80 FOP=[YR=2022] E32 S18 FOP=[YR=2022] S10 FUS=[YR=2022] S22 STR=[YR=2022] S13 W4 N13 E4$ W4 S13 E4 S15 W7 FOP=[YR=2022] S4 W18 N4 E18$ W25 N50 E32$ W32N10 E32$ W32 N18$ W80$.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	
2	0861	POOL GUNIT	0	100	35	14	490.00	SF	85.00	85.00	100	2022	2022	3	95	39,568	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
4	0835	QUARY TILE	0	100	0	0	1,784.00	SF	10.00	10.00	100	2022	2022	3	99	17,662	

LAND DESCRIPTION

TOTAL OB/XF 69,290

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	000120	C	RES OCEAN	100	0006	R-3	52.00	266.00	52.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	988,000							

REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 988,000 Market: 0 Agricultural: 0 Common: 988,000 PRINTED 07/30/2025 BY SYS