LOTS 39 & S1/2 OF LOT 40
IN OR 1349/1527
AMELIA LIGHTHOUSE RESERVATION

ARTHUR ALLAN G & CONNIE H ET AL/MILLER MILES R & J
223 S FLETCHER AV
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1020-0039-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

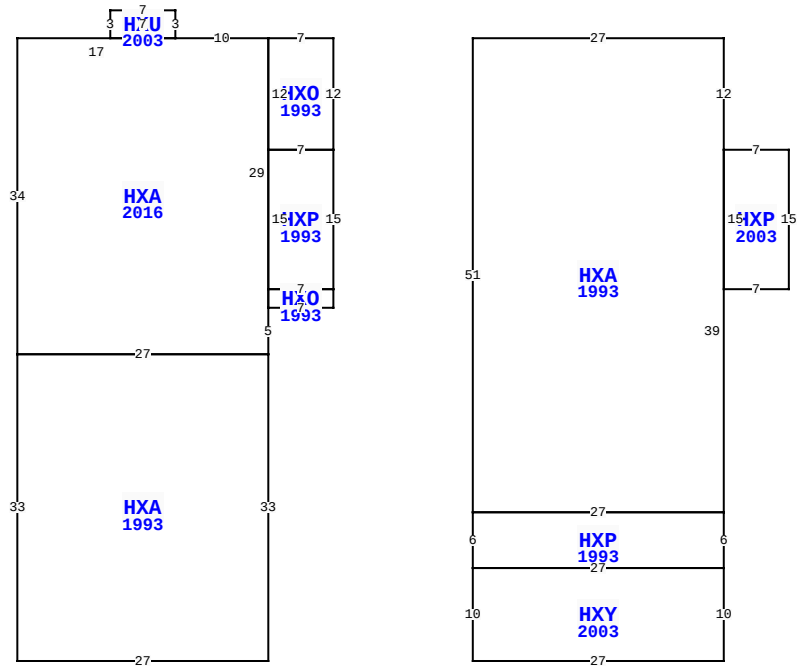
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 23 | REINF CONC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 9 100 |
| Bathrooms | | 3 100 |
| Frame | 04 | REIN CONC 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0800 | MULTI-FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1057.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| HXA | 891 | 100 | 1993 | 891 | 121,655 |
| HXA | 1,377 | 100 | 1993 | 1,377 | 188,013 |
| HXA | 918 | 100 | 2016 | 918 | 125,342 |
| HXO | 14 | 5 | 1993 | 1 | 136 |
| HXO | 84 | 5 | 1993 | 4 | 546 |
| HXP | 105 | 30 | 1993 | 32 | 4,369 |
| HXP | 162 | 30 | 1993 | 49 | 6,691 |
| HXP | 105 | 30 | 2003 | 32 | 4,369 |
| HXU | 21 | 55 | 2003 | 12 | 1,638 |
| HXY | 270 | 15 | 2003 | 40 | 5,461 |
| TOTALS | 3,947 | | | 3,356 | 458,221 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 01 | 3,356 | 118.6800 | 154.28 | 517,764 | 1947 | 2001 | 0 | 0 | 0 | 11.50 | 88.50 |

1 TRI PLEX - 100% - 2006 Heated Area: 3186 HX Base Yr 2006




223 S FLETCHER AVE A-D, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/10/2025 DC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 585,886 |
| TOTAL MARKET OB/XF VALUE | | 2,744 |
| TOTAL LAND VALUE - MARKET | | 562,500 |
| TOTAL MARKET VALUE | | 1,151,130 |
| SOH/AGL Deduction | | 638,622 |
| ASSESSED VALUE | | 512,508 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 461,786 |
| TOTAL JUST VALUE | | 1,151,130 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 882,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20081513 | REPAIR/RRF | 7,960 | 09/29/2008 |
| 20041000 | XFOB | 3,000 | 06/03/2004 |
| 20040527 | GARAGE | 50,000 | 03/17/2004 |
| 20033409 | REMODEL | 2,000 | 07/03/2003 |
| 20033410 | REMODEL | 2,000 | 07/03/2003 |
| 20033346 | REMODEL | 40,000 | 06/25/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1349/1527 | 9/13/2005 | WD | Q | I | | 730,000 |
| GRANTOR: GUNTERMAN KELLY | | | | | | |
| GRANTEE: MILLER MILES R ETAL | | | | | | |
| 1132/1023 | 4/25/2003 | WD | U | I | | 320,000 |
| GRANTOR: PITTS WANDA J & JOHN | | | | | | |
| GRANTEE: GUNTERMAN KELLY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXO=[YR=1993] W7 HXA=[YR=2016] W10 HXU=[YR=2003] N3 W7 S3 E7 $ W17 S34 HXA=[YR=1993] S33 E27 N33 W27 $ E27 N5 HXO=[YR=1993] E7 N2 HXP=[YR=1993] N15 W7 S15 E7 $ W7 S2 $ N29 $ S12 E7 N12 $ PTR= E15 HXA=[YR=1993] E27 S12 HXP=[YR=2003] E7 S15 W7 N15 $ S39 HXP=[YR=1993] S6 HXY=[YR=2003] S10 W27 N10 E27 $ W27 N6 E27 $ W27 N51 $ W15 $ .

## 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 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 462.00 | SF | 11.75 | 11.75 | 100 | 2002 | 2002 | 3 | 40 | 2,171 | |
| 2 | 1241 | WD DECK G | 0 | 100 | 12 | 4 | 48.00 | UT | 11.50 | 11.50 | 100 | 2003 | 2003 | 3 | 30 | 166 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 24 | 3 | 72.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 87 | 407 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,744

| 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 | 000800 | C | MULTI-FAMILY | 100 | 0006 | R-3 | 75.00 | 181.00 | 75.00 | FF | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 562,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS

LOTS 39 & S1/2 OF LOT 40
IN OR 1349/1527
AMELIA LIGHTHOUSE RESERVATION

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FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1020-0039-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

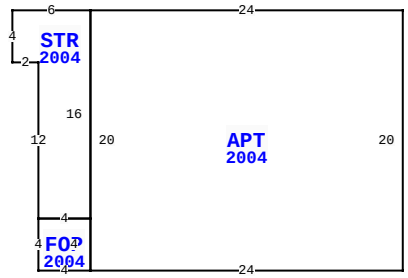
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

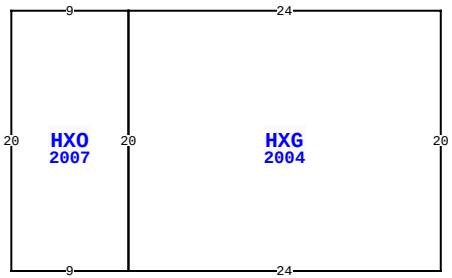
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 480 | 100 | 2004 | 480 | 80,103 |
| FOP | 16 | 30 | 2004 | 5 | 834 |
| HXG | 480 | 55 | 2004 | 264 | 44,057 |
| HXO | 180 | 5 | 2007 | 9 | 1,502 |
| STR | 72 | 10 | 2004 | 7 | 1,168 |
| TOTALS | 1,228 | | | 765 | 127,665 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 765 | 139.7000 | 184.40 | 141,066 | 2004 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

2 SNGL FAM – 35.69% - 2006 Heated Area: 480 HX Base Yr 2006




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/10/2025 DC |
| INC DATE | | AG DATE | |

223 S FLETCHER AVE A-D, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 585,886 |
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| SOH/AGL Deduction | | 638,622 |
| ASSESSED VALUE | | 512,508 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 461,786 |
| TOTAL JUST VALUE | | 1,151,130 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 882,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20033347 | REMODEL | 30,000 | 06/25/2003 |
| 10012-B | REMODEL | 64,500 | 09/03/1996 |
| 9940-B | REMODEL | 1,500 | 07/26/1996 |
| 8573 | DEMOLITION | 500 | 09/16/1994 |
| 7211 | REMODEL | 5,000 | 07/21/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: GUNTERMAN KELLY | | | | | | |
| GRANTEE: MILLER MILES R ETAL | | | | | | |
| 1132/1023 | 4/25/2003 | WD | U | I | | 320,000 |
| GRANTOR: PITTS WANDA J & JOHN | | | | | | |
| GRANTEE: GUNTERMAN KELLY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

APT=[YR=2004] W24 STR=[YR=2004] W6 S4 E2 S12 FOP=[YR=2004] S4 E4 N4 W4 $ E4 N16 $ S20 E24 N20 $ PTR= S30 HXG=[YR=2004] S20 W24 HXO=[YR=2007] W9 N20 E9 S20 $ N20 E24 $ N30 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS