BLOCK 26 LOT 9 & S1/2 OF LOT 8
IN OR 2118/1976
ASKINS OCEAN CITY PB O/51

WALSH RHONA LIVING TRUST/WALSH RHONA TRUSTEE
1048 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1040-0026-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

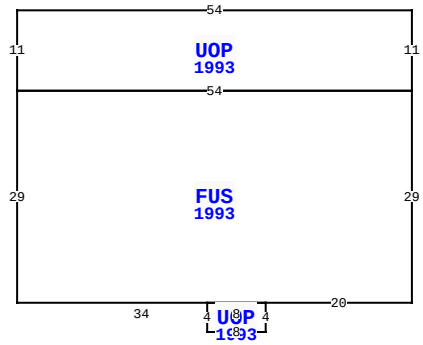
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1051.00

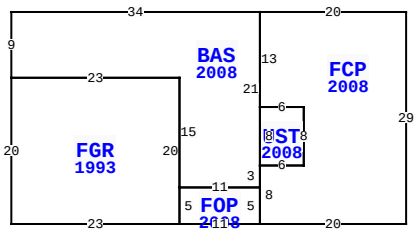
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	471	100	2008	471	65,703
FCP	532	25	2008	133	18,553
FGR	460	55	1993	253	35,293
FOP	55	30	2008	16	2,232
FUS	1,566	100	1993	1,566	218,452
UOP	32	20	1993	6	837
UOP	594	20	1993	119	16,600
UST	48	45	2008	22	3,069
TOTALS	3,758			2,586	360,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,586	102.7200	162.30	419,708	1987	1995	0	0	0	14.05	85.95

1 SFR CUST – 100% - 2003 Heated Area: 2037 HX Base Yr 2003





1048 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		360,739
TOTAL MARKET OB/XF VALUE		16,867
TOTAL LAND VALUE - MARKET		1,425,000
TOTAL MARKET VALUE		1,802,606
SOH/AGL Deduction		1,173,305
ASSESSED VALUE		629,301
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		573,579
TOTAL JUST VALUE		1,802,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,599,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111881	INSTALL EVES DRIP	750	10/19/2011
20070260	REPLACE FRONT STE	600	02/13/2007
20062265	REAR DECK & DUNEW	2,500	10/03/2006
20052986	REPIPE TO EXIST.F	2,000	11/09/2005
20040586	INSTALL TOILET&SI	2,000	03/25/2004
20033754	REPIPE TO EXIST.F	3,000	08/26/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/1976	4/26/2017	WD	U	I	11	100
GRANTOR: WALSH RHONA						
GRANTEE: RHONA WALSH LIVING						
0670/1065	11/18/1992	WD	U	I		232,500
GRANTOR: TENKATE JAMES & S K						
GRANTEE: WALSH RICHARD &RHON						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2008] W20 BAS=[YR=2008] W34 S9 FGR=[YR=1993] S20 E23 FOP=[YR=2008] E11 N5 W11 S5$ N20 W23$ E23 S15 E11 N3 UST=[YR=2008] E6 N8 W6 S8$ N21$ S13 E6 S8 W6 S8 E20 N29$ PTR= N20 FUS=[YR=1993] N29 UOP=[YR=1993] N11 E54 S11 W54$ E54 S29 W20 UOP=[YR=1993] S4 W8 N4 E8$ W34$ S20$.

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	0810	CONCRETE A	0	100	0	0	920.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,960	
2	0820	WOOD WALK	0	100	7	4	28.00	SF	11.75	11.75	100	2006	2006	3	40	132	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
4	1242	WD DECK A	0	100	4	20	80.00	SF	10.00	10.00	100	2006	2006	3	24	192	
5	0810	CONCRETE A	0	100	0	0	1,818.00	SF	6.50	6.50	100	2006	2006	3	86	10,163	
6	0962	SKYLIGHT	0	100	0	0	1.00	UT	500.00	500.00	100	2003	2003	3	82	410	

LAND DESCRIPTION

TOTAL OB/XF 16,867

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-1	75.00	70.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 11/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS