LOT 15 SECT 2 & PARCEL 3-6 OF
SECTION 9-3N-29E IN OR780/1703
FERREIRA REPLAT OF FDNA BEACH

GEER REBECCA
1127 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-126B-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

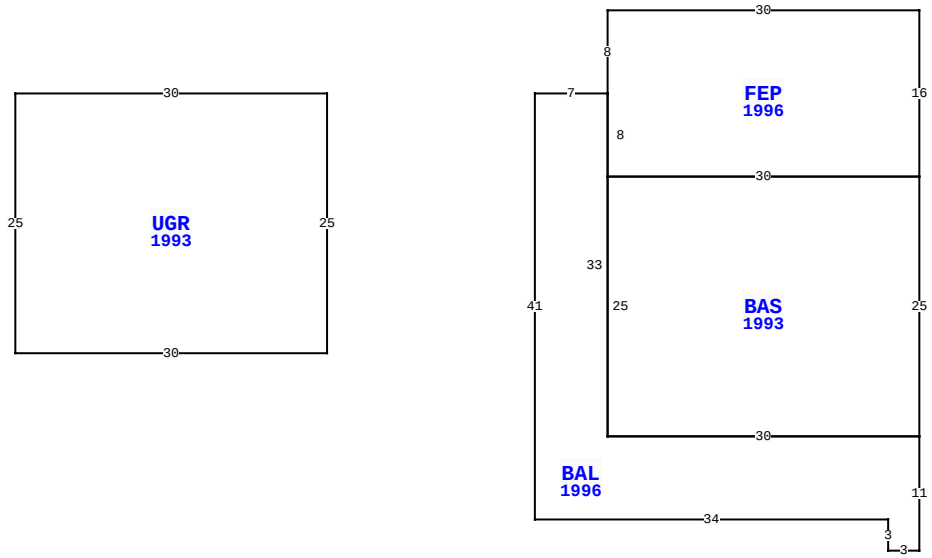
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1056.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	536	15	1996	80	9,503
BAS	750	100	1993	750	89,087
FEP	480	80	1996	384	45,612
UGR	750	45	1993	338	40,148
TOTALS	2,516			1,552	184,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,552	107.6100	142.05	220,462	1960	1990	0	0	0	16.38	83.62

1 SNGL FAM – 100% - 1995 Heated Area: 750 HX Base Yr 1995



1127 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE	03/23/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,350
TOTAL MARKET OB/XF VALUE		1,499
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		635,849
SOH/AGL Deduction		552,542
ASSESSED VALUE		83,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,585
TOTAL JUST VALUE		635,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		628,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0192	ROOF/SHGL		07/02/2024
20090678	REPAIR/RRF	600	06/01/2009
20090593	REPAIR/RRF	3,000	05/13/2009
20090027	H/AC	5,875	01/08/2009
20010570	XFOB	2,000	04/03/2001
969997	ADDITION	100	08/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/1703	12/30/1996	QC	Q	I	06	22,100
GRANTOR: GEER LANELL ALLEN						
GRANTEE: GEER REBECCA						
0524/0663	8/13/1987	MS	U	I		60,000
GRANTOR: WATKINS J S JR & NAN						
GRANTEE: GEER REBECCA &LANEL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W30 S25 E30 N25 $ PTR= E20 BAL=[YR=1996] E7 FEP=[YR=1996] N8 E30 S16 BAS=[YR=1993] S25 W30 N25 E30$ W30 N8$ S33 E30 S11 W3 N3 W34 N41$ W20$.

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	1242	WD DECK A	0	100	8	3	24.00	SF	12.00	12.00	100	1996	1996	3	20	58	
2	1242	WD DECK A	0	100	8	3	24.00	SF	12.00	12.00	100	1996	1996	3	20	58	
3	0810	CONCRETE A	0	100	0	0	292.00	SF	6.50	6.50	100	1993	1993	3	64	1,215	
4	1242	WD DECK A	0	100	9	8	72.00	SF	10.00	10.00	100	2000	2000	3	20	144	
5	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2000	2000	3	20	24	

LAND DESCRIPTION

TOTAL OB/XF 1,499

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	000100	C	RES	100	0006	R-2	50.00	200.00	50.00	FF		1.00	1.00	1.50	6,000.00	9,000.00	450,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS