LOT 21 SECT 2
IN OR 2248/1736
FERREIRA REPLAT OF FDNA

JONES DOUGLAS R & RINA A
1227 N FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-126B-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

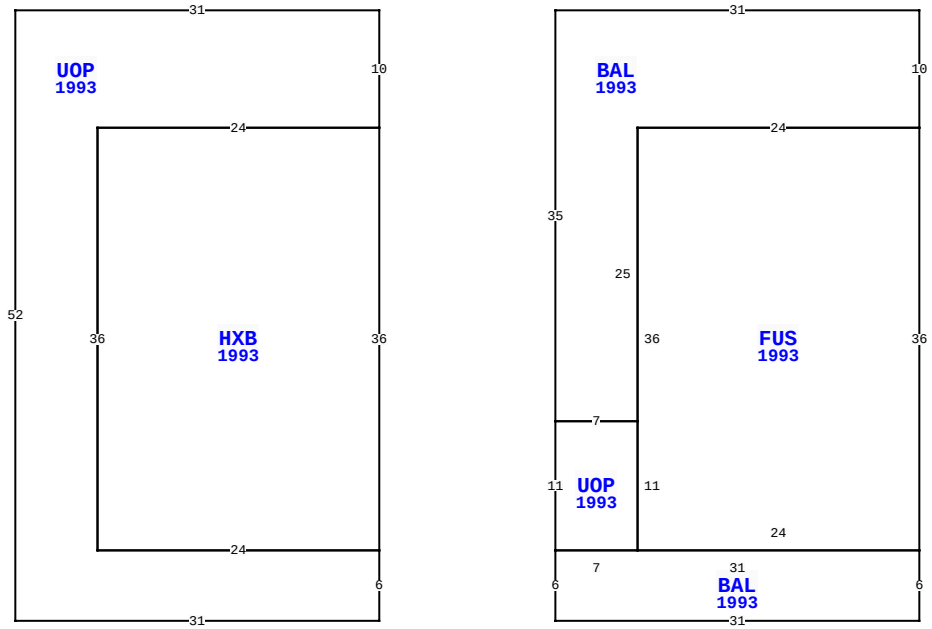
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1056.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	186	15	1993	28	2,822
BAL	485	15	1993	73	7,357
FUS	864	100	1993	864	87,077
HXB	864	100	1993	864	87,077
UOP	77	20	1993	15	1,512
UOP	748	20	1993	150	15,117
TOTALS	3,224			1,994	200,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,994	103.8800	137.12	273,417	1962	1972	0	0	0	26.50	73.50

1 SNGL FAM – 100% - 1979 Heated Area: 1728 HX Base Yr 1979



1227 N FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,961
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		501,681
SOH/AGL Deduction		380,684
ASSESSED VALUE		120,997
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,275
TOTAL JUST VALUE		501,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141931	HRDIBRD	2,800	09/04/2014
20131713	DECKBRD	5,000	07/22/2013
20122379	SLIDE DOOR REPLAC	1,498	11/28/2012
20100869	7 WINDOWS REPLACE	3,168	05/26/2010
20061428	REROOF W/30YR SHN	2,138	06/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1736	1/09/2019	QC	U	I	11	100
GRANTOR: JONES DOUGLAS R & RIN						
GRANTEE: JONES DOUGLAS R & R						
1417/1460	6/06/2006	QC	Q	I	01	100
GRANTOR: JONES DOUGLAS R & RIN						
GRANTEE: CAUTHEN THERESA F E						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W31 S52 E31 N6 HXB=[YR=1993] N36 W24 S36 E24$ W24 N36 E24 N10$ PTR=E15 BAL=[YR=1993] E31 S10 FUS=[YR=1993] S36 BAL=[YR=1993] S6 W31 N6 UOP=[YR=1993] N11 E7 S11 W7$ E31$ W24 N36 E24$ W24 S25 W7 N35$ 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	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS