

BLOCK 7 PT OF LOT 1 &
FRAC BLK 10 LOT 1
THE PARK SUB OR 385/43

SMITH JAMES R & ELIZABETH E
1525 NORTH FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1400-0007-0012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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

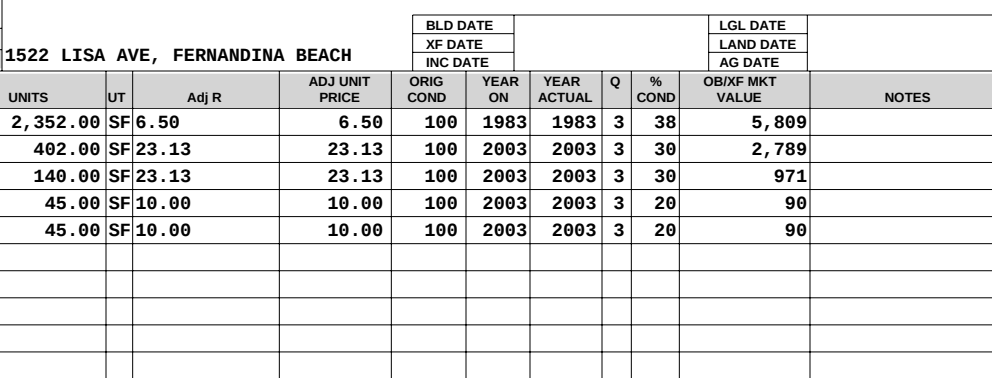
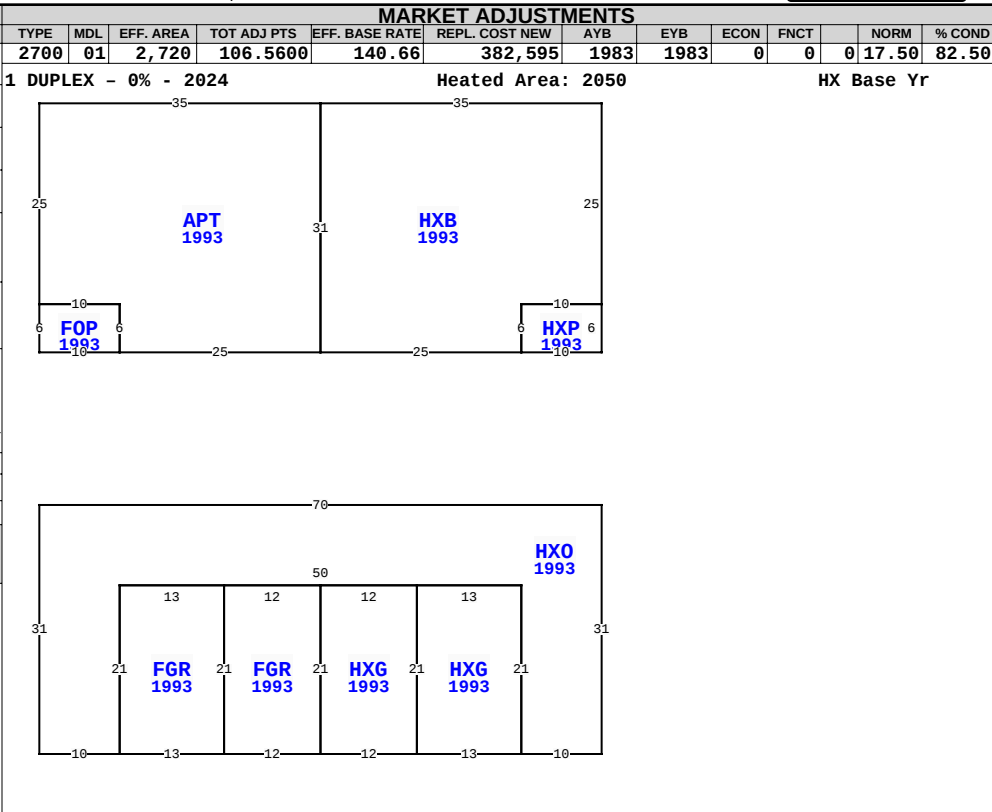
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1040.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,025	100	1993	1,025	118,946
FGR	252	55	1993	139	16,130
FGR	273	55	1993	150	17,407
FOP	60	30	1993	18	2,089
HXB	1,025	100	1993	1,025	118,946
HXG	252	55	1993	139	16,130
HXG	273	55	1993	150	17,407
HXO	1,120	5	1993	56	6,499
HXP	60	30	1993	18	2,089

TOTALS	4,340			2,720	315,641
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	48	49	2,352.00	SF	6.50
2	1244	WD DECK EX	0	0	0	0	402.00	SF	23.13
3	1244	WD DECK EX	0	0	10	14	140.00	SF	23.13
4	1242	WD DECK A	0	0	15	3	45.00	SF	10.00
5	1242	WD DECK A	0	0	15	3	45.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-1	100.00	75.00	1.00



1522 LISA AVE, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

TOTAL OB/XF									
9,749									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-1	100.00	75.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					315,641				
TOTAL MARKET OB/XF VALUE					9,749				
TOTAL LAND VALUE - MARKET					400,000				
TOTAL MARKET VALUE					725,390				
SOH/AGL Deduction					0				
ASSESSED VALUE					725,390				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					725,390				
TOTAL JUST VALUE					725,390				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					679,893				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0751	REPLACE SIDING	17,000	12/14/2023
20033812	XFOB	1,000	09/12/2003
20033737	XFOB	2,000	08/25/2003
20012710	REPAIR/RRF	3,000	12/28/2001
97-10460	REPAIR/RRF	1,500	04/29/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2648/1757	6/20/2023	WD	Q	I	01	651,000	
GRANTOR:MCCUIN TONI							
GRANTEE:SMITH JAMES R & ELI							
2312/0713	10/14/2019	WD	U	I	11	100	
GRANTOR:MCCUIN TONI							
GRANTEE:MCCUIN JAMESON B &							

BUILDING NOTES									
BUILDING DIMENSIONS									
HXB=[YR=1993] W35 APT=[YR=1993] W35S25 FOP=[YR=1993] S6 E10 N6 W10 \$ E10 S6 E25 N31 \$ S31 E25 HXP=[YR=1993] E10 N6 W10 S6 \$ N6 E10N25\$ PTR= S50 HXO=[YR=1993] W70S31E10 FGR=[YR=1993] E13 FGR=[YR=1993] E12 HXG=[YR=1993] E12 HXG=[YR=1993] E13 N21 W13 S21 \$ N21 W12 S21 \$ N21 W12 S21 \$ N21 W13 S21\$N21E50S21E10N31\$ N50\$.									