LOT 5
IN OR 1961/1569
MIRAMAR BEACH PB 2/61

STEPHENS RICHARD H & CAROL C
1366 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0005-0000

BUILDING CHARACTERISTICS

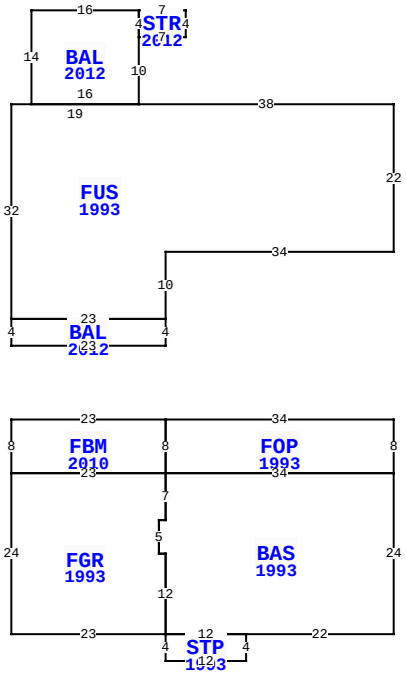
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	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
BAL	92	15	2012	14	2,258
BAL	224	15	2012	34	5,483
BAS	821	100	1993	821	132,409
FBM	184	80	2010	147	23,708
FGR	547	55	1993	301	48,544
FOP	272	30	1993	82	13,225
FUS	1,484	100	1993	1,484	239,336
STP	48	10	1993	5	806
STR	28	10	2012	3	484
TOTALS	3,700			2,891	466,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,891	115.9960	183.27	529,834	1960	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2452 HX Base Yr



BLD DATE			LGL DATE	
XF DATE	07/07/2009	RK	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

1366 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	466,254
TOTAL MARKET OB/XF VALUE	18,586
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,909,840
SOH/AGL Deduction	76,787
ASSESSED VALUE	1,833,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,833,053
TOTAL JUST VALUE	1,909,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,701,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173574	SSEAM	240,000	11/14/2017
20160141	CO ISSUED	0	02/23/2016
20153000	REM MBATH	2,400	12/30/2015
20120628	REPLACE DECKS	5,000	04/12/2012
20071987	PLUMBING FOR REMO	0	10/22/2007
20071873	3 CONDENSING UNIT	0	10/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1961/1569	2/06/2015	WD	Q	I	01	920,000
GRANTOR: MELTON HOWARD L & NAN						
GRANTEE: STEPHENS RICHARD H						
1331/1884	7/11/2005	WD	Q	I		1,315,000
GRANTOR: JOST GARY R & GEORGIA						
GRANTEE: MELTON HOWARD ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W34 FBM=[YR=2010] W23S8 FGR=[YR=1993] S24 E23 STP=[YR=1993] S4 E12 N4 BAS=[YR=1993] E22 N24 W34 S7 W1 S5 E1 S12 E12$ W12$ N12 W1 N5 E1 N7 W23$ E23 N8$ S8 E34 N8$ PTR=N25 FUS=[YR=1993] N22W38 BAL=[YR=2012] N10 STR=[YR=2012] E7N4W7S4$ N4W16S14E16$ W19S32 BAL=[YR=2012] S4 E23N4W23$ E23N10E34$ S25$.

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	0	40	26	1,040.00	SF	6.50	6.50	100	1980	1980	3	30	2,028	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
3	0462	ST/AL FNC	0	0	152	5	760.00	SF	10.00	10.00	100	2007	2007	3	44	3,344	
4	1123	CB 8"	0	0	105	5	525.00	SF	6.15	6.15	100	1960	1960	3	20	646	
5	1125	CB/STC 6"	0	0	95	3	285.00	SF	7.35	7.35	100	1980	1980	3	30	628	
6	0961	H-SHUTTERS	0	0	0	0	15.00	UT	800.00	800.00	100	2007	2007	3	96	11,520	

LAND DESCRIPTION

TOTAL OB/XF 18,586

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	0	0006	R-1	75.00	150.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS