LOT 7
MIRAMAR BEACH PB 2/61

CAMPBELL MARK DEAN & ELIZABETH MCALHANY
1398 S FLETCHER AVENUE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

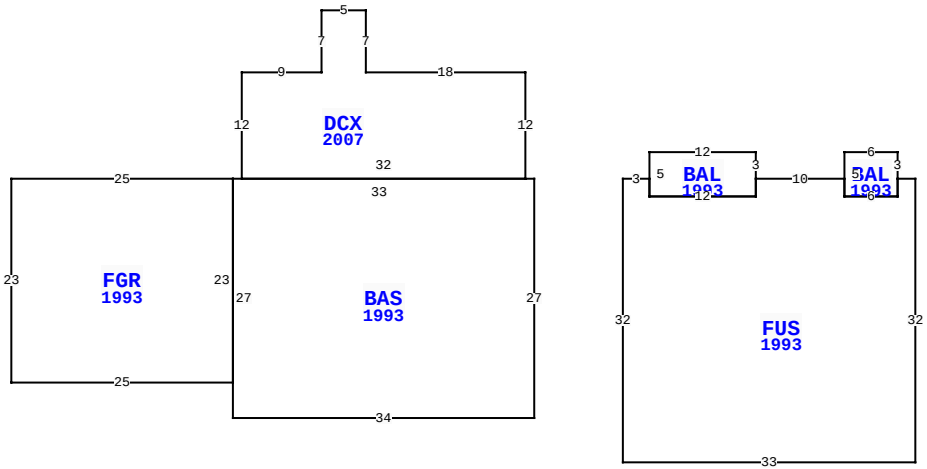
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	19	MARBLE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	30	15	1993	4	677
BAL	60	15	1993	9	1,524
BAS	918	100	1993	918	155,417
DCX	419	15	2007	63	10,666
FGR	575	55	1993	316	53,499
FUS	1,020	100	1993	1,020	172,686
TOTALS	3,022			2,330	394,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,330	138.0820	218.17	508,336	1972	1990	0	0	0	22.40	77.60

1 SFR CUST – 0% - 2025 Heated Area: 1938 HX Base Yr



1398 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	394,469
TOTAL MARKET OB/XF VALUE	3,280
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	1,822,749
SOH/AGL Deduction	0
ASSESSED VALUE	1,822,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,822,749
TOTAL JUST VALUE	1,822,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,617,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0838	SFR		02/17/2025
2024-0029	DEMO HOUSE	15,000	12/12/2024
20122107	6KW SOLAR SYSTEM	15,160	10/12/2012
20081458	H/AC	5,725	09/18/2008
20041040	REPIPE TO EXIST.F	3,000	06/07/2004
20040744	WATER HEATER REPL	1,000	04/15/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1829	9/14/2022	SW	Q	I	02	1,850,000
GRANTOR: LEDDY ERIN B SUCCESSO						
GRANTEE: CAMPBELL MARK DEAN						
1464/0975	12/08/2006	QC	Q	I	01	100
GRANTOR: KLINGELE TERENCE G						
GRANTEE: KLINGELE TERENCE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 DCX=[YR=2007] N12W18N7W5 S7W9S12E32$ W33
FGR=[YR=1993] W25 S23 E25 N23$ S27 E34 N27$ PTR=
E10FUS=[YR=1993] S32 E33 N32 W2 BAL=[YR=1993] N3W6S5 E6N2$
S2W6N2W10 BAL=[YR=1993] N3W12 S5E12N2$ S2W12N2 W3$ W10$.

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	0	0	940.00	SF	6.50	6.50	100	1980	1980	3	30	1,833	
2	0416	DUNEWALKS	0	0	73	4	292.00	SF	15.00	15.00	100	1998	1998	3	20	876	
3	1241	WD DECK G	0	0	12	12	144.00	UT	17.25	17.25	100	1996	1996	3	23	571	

LAND DESCRIPTION

TOTAL OB/XF 3,280

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 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS