

LOT 10
IN OR 2079/981
MIRAMAR BEACH PB 2/61

BYRON BRYN M
1438 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0010-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	17	CB STUCCO 50	0500	01	1,969	120.4420	190.30	374,701	1960	1995	0	0	0	14.50	85.50	VALUATION BY STANDARD													
Exterior Wall	23	REINF CONC 50	1 SFR CUST - 100% - 2018													Heated Area: 1546													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2018													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	03	PLASTER 50																											
Interior Wall	04	PLYWOOD 50																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	15	HARDTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame Stories	04	REIN CONC 100																											
Units	1.	1. 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	128	15	2011	19	3,092																								
BAS	1,546	100	1993	1,546	251,544																								
DCX	20	15	2011	3	488																								
DCX	274	15	2011	41	6,671																								
FGR	273	55	1993	150	24,406																								
FOP	253	30	2011	76	12,366																								
FOP	448	30	2011	134	21,803																								
TOTALS	2,942			1,969	320,369																								
EXTRA FEATURES						1438 S FLETCHER AVE, FERNANDINA BEACH																							
L N	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	0858	SCULP CONC	0	100	0	0	1,221.00	SF	13.00	13.00	100	2005	2005	3	96	15,238													
2	0858	SCULP CONC	0	100	0	0	197.00	SF	13.00	13.00	100	2005	2005	3	96	2,459													
3	0858	SCULP CONC	0	100	82	3	246.00	SF	13.00	13.00	100	2005	2005	3	96	3,070													
4	0416	DUNEWALKS	0	100	0	0	322.00	SF	15.00	15.00	100	1995	1995	3	20	966													
5	1131	REINFR	8	0	100	0	423.00	SF	9.45	9.45	100	2005	2005	3	96	3,837													
6	0479	VF PICKET	0	100	0	0	73.00	LF	10.00	10.00	100	2005	2005	3	64	467													
7	0968	STAIRS	0	100	0	0	1.00	SF	2,000.00	2,000.00	27	2005	2005	3	27	540													
TOTAL OB/XF 26,577																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000120	C	RES OCEAN	100	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																													