LOT 11 IN OR 1948/1166
MIRAMAR BEACH PB 2/61

PALMER CARL R & MARY ANN
1450 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0011-0000

BUILDING CHARACTERISTICS

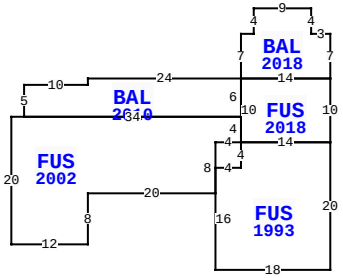
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

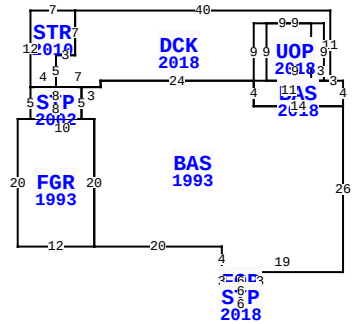
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	194	15	2010	29	6,678
BAL	134	15	2018	20	4,606
BAS	1,043	100	1993	1,043	240,183
BAS	56	100	2018	56	12,896
DCK	378	10	2018	38	8,751
FGR	240	55	1993	132	30,397
FOP	18	30	1993	5	1,151
FUS	344	100	1993	344	79,217
FUS	496	100	2002	496	114,220
FUS	140	100	2018	140	32,240
TOTALS	3,245			2,331	536,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,331	155.8788	246.29	574,102	1974	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2016 Heated Area: 2079 HX Base Yr 2016





** This building has 14 Sub-Areas

1450 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		536,785
TOTAL MARKET OB/XF VALUE		34,262
TOTAL LAND VALUE - MARKET		1,425,000
TOTAL MARKET VALUE		1,996,047
SOH/AGL Deduction		884,445
ASSESSED VALUE		1,111,602
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,060,880
TOTAL JUST VALUE		1,996,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,784,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172082	ADD 437SF	32,900	07/07/2017
20121284	H/AC	2,500	06/28/2012
20121045	REROOF W/30YR SHN	3,000	06/08/2012
20101180	2ND STORY DECK	37,280	07/20/2010
20080528	H/AC	3,500	04/02/2008
20011320	REPLACE DRIVEWAY	4,000	06/07/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1948/1166	11/20/2014	WD	Q	I	01	1,199,000
GRANTOR: TYNDALL DAVID R						
GRANTEE: PALMER CARL R & MAR						
1057/1804	5/24/2002	WD	Q	I		900,000
GRANTOR: JACOBS DANIEL MURRAY						
GRANTEE: TYNDALL DAVID R						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2018] W40 STR=[YR=2010] W7 S12 STP=[YR=2002] S5 FGR=[YR=1993] W2 S20E12 BAS=[YR=1993] E20 S4 FOP=[YR=1993] S3 STP=[YR=2018] S2 E6 N2 W6$ E6 N3 W6$ E19 N26 BAS=[YR=2018] N4 W3 UOP=[YR=2018] N9 W9 S9 E9$ W11 S4 E14$ W14 N4 W24 S1 W3 S5 E2 S20$ N20W10 $ E8 N5 W8$ E4 N5 E3 N7$ S7 W3 S5 E7 N1 E24 N9 E9 S9 E3 N11$ PTR=N15 FUS=[YR=1993] N20 FUS=[YR=2018] N10BAL=[YR=2018] N7 W3 N4 W9 S4 W2 S7 BAL=[YR=2010] W24 S1 W10 S5 FUS=[YR=2002] W2 S20 E12 N8 E20 N8 E4 N4 W34$ E34 N6$ E14$ W14 S10 E14$ W14S4 W4 S16 E18$ S15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0810	CONCRETE A	0	100	0	0	1,891.00	SF	6.50	6.50	100	2002	2002	3	80	9,833	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2018	2018	3	92	3,886	
4	0940	SHEDS/PORT	0	100	8	4	32.00	SF	30.00	30.00	100	2000	2000	3	20	192	
5	0825	BRICK	0	100	29	4	116.00	SF	8.75	8.75	100	1998	1998	3	92	934	
6	0825	BRICK	0	100	0	0	177.00	SF	8.75	8.75	100	1998	1998	3	92	1,425	
7	0835	QUARY TILE	0	100	7	6	42.00	SF	10.00	10.00	100	2002	2002	3	80	336	
8	0961	H-SHUTTERS	0	100	0	0	7.00	UT	2,000.00	2,000.00	100	2002	2002	3	94	13,160	
9	1126	CB/STC 8"	0	100	70	4	280.00	SF	8.00	8.00	100	2002	2002	3	80	1,792	
10	0416	DUNEWALKS	0	100	62	4	248.00	SF	15.00	15.00	100	2002	2002	3	20	744	

TOTAL OB/XF 34,262

LAND DESCRIPTION

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	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