LOTS 15 & 16
MIRAMAR BEACH PB 2/61

BUSH LEONARD HAROLD & DONNA DENISE
9729 FAIRVIEW POINT LN
EASTON, MD 21601

2025

00-00-31-1460-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

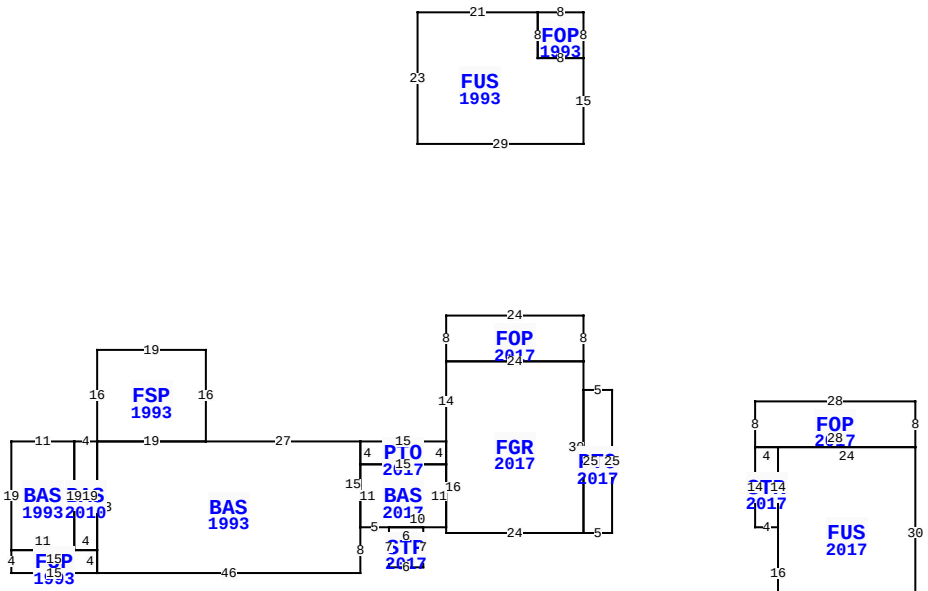
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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
BAS	209	100	1993	209	62,118
BAS	1,058	100	1993	1,058	314,454
BAS	76	100	2010	76	22,589
BAS	165	100	2017	165	49,040
FGR	720	55	2017	396	117,697
FOP	60	30	1993	18	5,350
FOP	64	30	1993	19	5,647
FOP	192	30	2017	58	17,239
FOP	224	30	2017	67	19,914
FSP	304	40	1993	122	36,260
TOTALS	4,678			3,530	1,049,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,530	196.9758	311.22	1,098,607	1955	2015	0	0	0	4.50	95.50

1 SFR CUST – 0% - 2025 Heated Area: 2831 HX Base Yr



** This building has 16 Sub-Areas

1508 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

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	0811	CONCRETE B	0	0	0	0	2,553.00	SF	5.20	5.20	100	2017	2017	3	96	12,745	
2	0855	CONC PAVER	0	0	0	0	437.00	SF	10.00	10.00	100	2017	2017	3	96	4,195	
3	0855	CONC PAVER	0	0	6	6	36.00	SF	10.00	10.00	100	2017	2017	3	96	346	
4	0416	DUNEWALKS	0	0	0	0	296.00	SF	30.00	30.00	100	2017	2017	3	74	6,571	
5	0855	CONC PAVER	0	0	0	0	1,333.00	SF	7.00	7.00	100	2017	2017	3	96	8,958	
6	0855	CONC PAVER	0	0	44	3	132.00	SF	7.00	7.00	100	2017	2017	3	96	887	
7	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1980	1980	3	30	94	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,049,170
TOTAL MARKET OB/XF VALUE	35,236
TOTAL LAND VALUE - MARKET	2,850,000
TOTAL MARKET VALUE	3,934,406
SOH/AGL Deduction	0
ASSESSED VALUE	3,934,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,934,406
TOTAL JUST VALUE	3,934,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,512,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161701	ADDITION	123,847	06/20/2016
20121027	REROOF W/30YR SHN	4,000	06/06/2012
20100338	200 AMP METER REP	1,500	02/23/2010
20091463	SIDING/WINDOWS/DO	59,000	10/23/2009
20091144	H/AC	3,000	08/27/2009
20091105	REPAIRS	2,000	08/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1831	3/28/2024	WD	Q	I	01	4,400,000
GRANTOR: MCKINNIE JULIAN W JR						
GRANTEE: BUSH LEONARD HAROLD						
1961/0462	2/04/2015	WD	Q	I	02	1,275,000
GRANTOR: MONROE PATRICIA M REV						
GRANTEE: MCKINNIE JULIAN W J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W24 S8 FGR=[YR=2017] S14 PTO=[YR=2017] W15 BAS=[YR=1993] W27 FSP=[YR=1993] N16 W19 S16 BAS=[YR=2010] W4 BAS=[YR=1993] W11 S19FOP=[YR=1993] S4 E15 N4 W15 $ E11 N19 $ S19 E4 N19 $ E19 $ W19 S23 E46 N8 BAS=[YR=2017] E5 STP=[YR=2017] S7 E6 N7 W6 $ E10 N11 W15 S11$ N15$ S4 E15 N4$ S16 E24 PTO=[YR=2017] E5 N25 W5 S25$ N30 W24$ E24 N8$ PTR= N30 FUS=[YR=1993] N15 FOP=[YR=1993] N8 W8 S8 E8$ W8 N8 W21 S23E29 $ S30 $ PTR=E30 S15 FOP=[YR=2017] E28 S8 FUS=[YR=2017] S30 W24 N16 STR=[YR=2017] W4 N14 E4 S14$ N14 E24$ W28 N8$ N15 W30$.

LAND DESCRIPTION

TOTAL OB/XF 35,236

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	150.00	150.00	150.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	2,850,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,850,000 Market: 0 Agricultural: 0 Common: 2,850,000 PRINTED 07/30/2025 BY SYS