S1/2 OF LOT 18
IN OR 1049/523
MIRAMAR BEACH PB 2/61

LEE ROY D TRUST/LEE ROY D CO-TRUSTEE
1564 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0018-0020

BUILDING CHARACTERISTICS

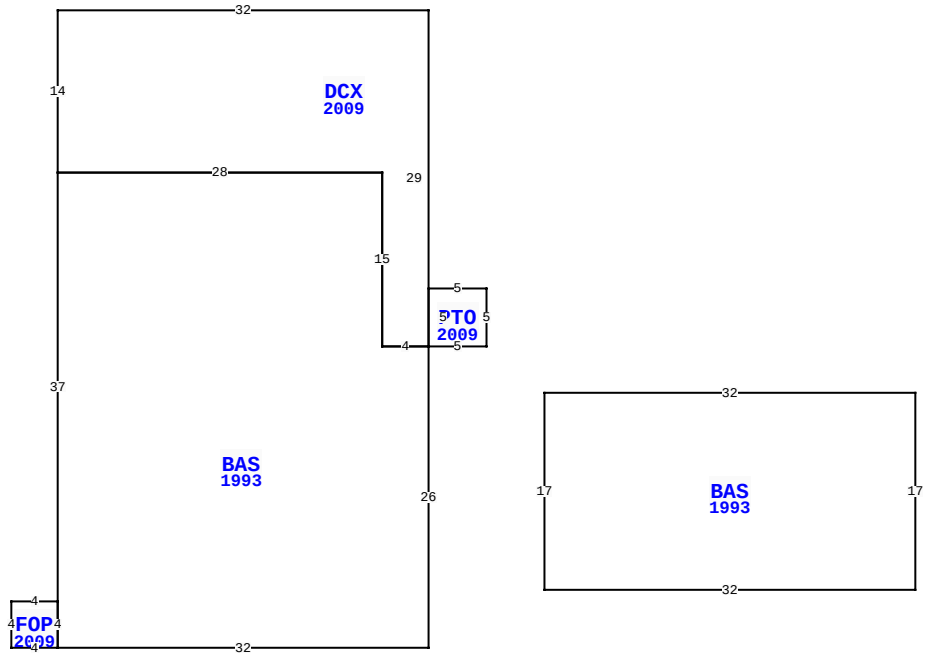
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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
BAS	544	100	1993	544	89,307
BAS	1,252	100	1993	1,252	205,539
DCX	508	15	2009	76	12,477
FOP	16	30	2009	5	821
PTO	25	5	2009	1	164
TOTALS	2,345			1,878	308,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,878	121.5249	192.01	360,595	1976	1995	0	0	0	14.50	85.50

1 SFR CUST – 100% - 1996 Heated Area: 1796 HX Base Yr 1996



1564 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		308,309
TOTAL MARKET OB/XF VALUE		17,115
TOTAL LAND VALUE - MARKET		1,140,000
TOTAL MARKET VALUE		1,465,424
SOH/AGL Deduction		1,219,064
ASSESSED VALUE		246,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,638
TOTAL JUST VALUE		1,465,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,301,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032818	H/AC	2,000	04/01/2003
2002873	ELEC OTHER	2,000	05/05/2000
20002681	REMODEL	11,000	04/07/2000
4579	REPAIR/RRF	2,000	11/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1049/0523	4/11/2002	WD	Q	I	01	100
GRANTOR: LEE ROY D & BETTY H						
GRANTEE: LEE ROY D & BETTY H						
0235/0506	3/01/1977	WD	U	I		69,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,14] S37 S4 E32 N26 W4 N15 W28 $
BAS=[YR=1993;ORIG=10,33] S17 E32 N17 W32 $
DCX=[YR=2009;ORIG=0,0] W32 S14 E28 S15 E4 N29 $
PTO=[YR=2009;ORIG=0,29] E5 N5 W5 S5 $
FOP=[YR=2009;ORIG=-32,51] W4 S4 E4 N4 $
PTR=[ORIG=0,0] E10 S33 N33 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
2	0810	CONCRETE A	0	100	0	0	2,095.00	SF	7.61	7.61	100	2001	2001	3	79	12,587	
3	1076	TRELLIS A	0	100	0	0	422.00	SF	7.50	7.50	100	2001	2001	3	25	791	
4	0810	CONCRETE A	0	100	15	8	120.00	SF	6.50	6.50	100	2001	2001	3	79	616	
5	1125	CB/STC 6"	0	100	0	0	213.00	SF	7.35	7.35	100	2001	2001	3	79	1,237	
6	0416	DUNEWALKS	0	100	97	4	388.00	SF	15.00	15.00	100	2001	2001	3	20	1,164	

LAND DESCRIPTION

TOTAL OB/XF 17,115

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	60.00	150.00	60.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,140,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS