LOT 29
MIRAMAR BEACH PB 2/61

QUINN THOMAS R JR & MEREDITH M
1756 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

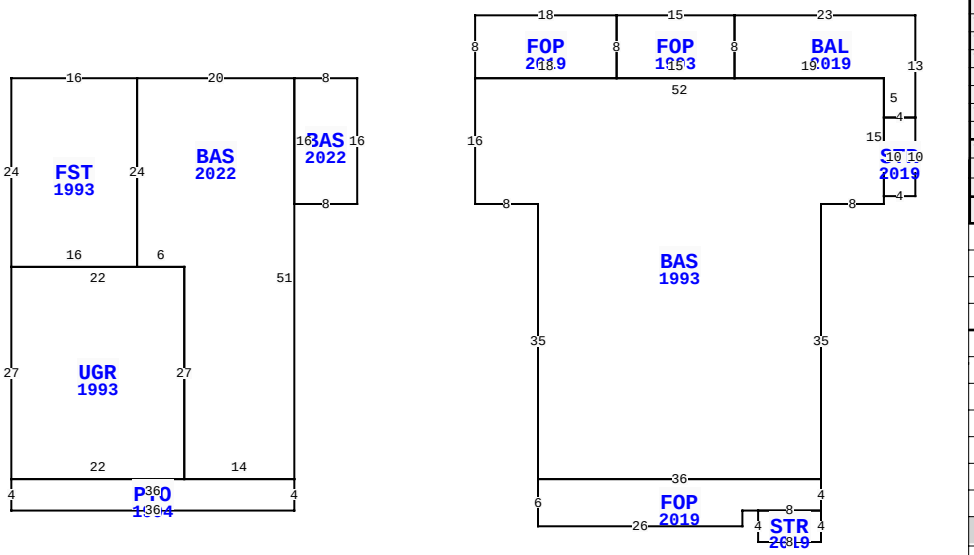
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
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	204	15	2019	31	9,163
BAS	2,092	100	1993	2,092	618,362
BAS	128	100	2022	128	37,835
BAS	858	100	2022	858	253,612
FOP	120	30	1993	36	10,641
FOP	144	30	2019	43	12,710
FOP	196	30	2019	59	17,439
FST	384	55	1993	211	62,368
PTO	144	5	1994	7	2,069
STR	32	10	2019	3	887
TOTALS	4,936			3,739	1,105,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,739	211.9905	334.94	1,252,341	1962	2000	0	0	0	11.75	88.25

1 SFR CUST – 0% - 2023 Heated Area: 3078 HX Base Yr



** This building has 12 Sub-Areas

1756 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	1,105,191
TOTAL MARKET OB/XF VALUE	31,314
TOTAL LAND VALUE - MARKET	1,425,000
TOTAL MARKET VALUE	2,561,505
SOH/AGL Deduction	4,834
ASSESSED VALUE	2,556,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,556,671
TOTAL JUST VALUE	2,561,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,324,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181250	INTREM	184,628	04/16/2018
20150564	DECK	2,500	03/17/2015
20150055	REMODEL	65,000	01/12/2015
20110463	H/AC	3,700	03/31/2011
20010560	REMODEL	1,000	03/29/2001
10383	REMODEL	2,800	03/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1072	8/02/2022	WD	Q	I	01	2,775,000
GRANTOR: DAVIS WILLIAM S & KAT						
GRANTEE: QUINN THOMAS R JR &						
2461/1129	5/07/2021	WD	Q	I	01	2,300,000
GRANTOR: COVEY FAMILY TRUST						
GRANTEE: DAVIS WILLIAM S & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W8 BAS=[YR=2022] W20 FST=[YR=1993] W16 S24 UGR=[YR=1993] S27 PTO=[YR=1994] S4 E36 N4 W36 $ E22 N27 W22 $ E16 N24 $ S24 E6 S27 E14 N51$ S16 E8 N16$ PTR= E15 N8 FOP=[YR=2019] S8BAS=[YR=1993] S16E8 S35 FOP=[YR=2019] S6 E26 N2 E2 STR=[YR=2019] S4 E8 N4 W8$ E8 N4 W36$ E36N35 E8N1 STR=[YR=2019] E4 N10 BAL=[YR=2019] N13 W23 FOP=[YR=1993] W15 S8 E15 N8$ S8 E19 S5 E4$ W4 S10$ N15 W52$ E18 N8 W18$ W15S8$.

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	0416	DUNEWALKS	0	0	4	119	476.00	SF	15.00	15.00	100	1994	1994	3	20	1,428	
2	0810	CONCRETE A	0	0	0	0	225.00	SF	6.50	6.50	100	1962	1962	3	20	293	
3	0855	CONC PAVER	0	0	44	41	1,804.00	SF	12.50	12.50	100	2006	2006	3	86	19,393	
4	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2018	2018	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 31,314

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 05/21/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS