LOT N 60 FT OF 32
IN OR 702/1301
MIRAMAR BEACH PB 2/61

CHIU ANNA S LVG TRUST/CHIU ANNA S TRUSTEE
121 CANNON CT WEST
PONTE VEDRA BEACH, FL 32082

2025

00-00-31-1460-0032-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

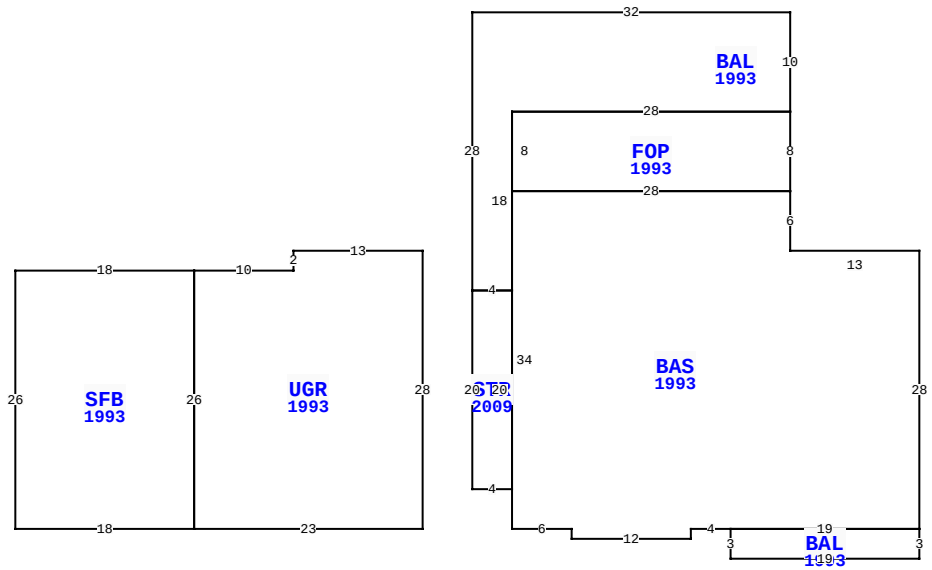
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	57	15	1993	9	1,337
BAL	392	15	1993	59	8,761
BAS	1,328	100	1993	1,328	197,185
FOP	224	30	1993	67	9,948
SFB	468	80	1993	374	55,532
STR	80	10	2009	8	1,188
UGR	624	45	1993	281	41,723
TOTALS	3,173			2,126	315,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,126	109.7600	173.42	368,691	1947	1995	0	0	0	14.38	85.62

1 SFR CUST – 0% - 0 Heated Area: 1702 HX Base Yr



1800 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	315,673
TOTAL MARKET OB/XF VALUE	3,451
TOTAL LAND VALUE - MARKET	1,140,000
TOTAL MARKET VALUE	1,459,124
SOH/AGL Deduction	92,431
ASSESSED VALUE	1,366,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,366,693
TOTAL JUST VALUE	1,459,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,294,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2526	COC		10/09/2023
20230249	GUT INTERIOR	98,500	06/15/2023
20222526	RMDL EXTERIOR	79,000	11/04/2022
20120265	H/AC	2,000	02/20/2012
20032933	IRRIGATION HEADS	1,000	04/16/2003
20020705	FASCIA & SOFFIT	6,000	04/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/1301	4/19/1994	QC	Q	I	01	100
GRANTOR: CHIU THOMAS & ANNA						
GRANTEE: CHIU ANNA TRUSTEE O						
0519/0665	6/05/1987	WD	U	I		160,000
GRANTOR: JONES EDWARD JR						
GRANTEE: CHIU THOMAS & ANNA						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W13S2W10 SFB=[YR=1993] W18 S26E18N26$ S26E23N28$ PTR =E50 BAS=[YR=1993] W13 N6 FOP=[YR=1993] N8 BAL=[YR=1993] N10 W32 S28STR=[YR=2009] S20 E4N20W4$ E4 N18 E28$ W28 S8 E28$ W28 S34 E6 S1 E12N1 E4 BAL=[YR=1993] S3E19 N3 W19$E19 N28$ W50$.

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	0810	CONCRETE A	0	0	0	0	567.00	SF	6.50	6.50	100	1947	1947	3	20	737	
2	0416	DUNEWALKS	0	0	4	22	88.00	SF	15.00	15.00	100	2002	2002	3	20	264	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 3,451

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	60.00	190.00	60.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,140,000							

REVIEW DATE 02/14/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,140,000 Market: 0 Agricultural: 0 Common: 1,140,000 PRINTED 07/30/2025 BY SYS