

LOT 34 (EX S 10 FT) & 10 FT
EASMENT BETWEEN LOTS 33 & 34
MIRAMAR BEACH PB 2/61

SHOWALTER MARILYN B REV TRUST/SHOWALTER MARILYN TR
1834 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	21	STONE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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	286	100	1993	286	42,028
FGR	988	55	1993	543	79,795
FST	30	55	1993	16	2,351
FST	96	55	1993	53	7,789
FUS	1,924	100	1993	1,924	282,735
PTO	336	5	1993	17	2,498
SFB	732	80	1993	586	86,113
UOP	336	20	1993	67	9,845

TOTALS	4,728			3,492	513,155
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	0	2,365.00	SF 7.00
2	0830	FLAGSTONE	0	100	0	0	0	88.00	SF 12.00
3	0820	WOOD WALK	0	100	0	0	0	241.00	SF 11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	100	0006	R-1	65.00	190.00	65.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,492	112.0560	177.05	618,259	1965	1990	0	0	0	17.00	83.00
1 SFR CUST - 100% - 1990												
Heated Area: 2796												
HX Base Yr 1990												
1834 S FLETCHER AVE, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/07/2025 MLU												

TOTAL OB/XF												
16,681												

TOTAL OB/XF												
16,681												

Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY												
PAGE 1 of 1 2												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 2 Tax Dist:												
BUILDING MARKET VALUE 513,155												
TOTAL MARKET OB/XF VALUE 16,681												
TOTAL LAND VALUE - MARKET 1,235,000												
TOTAL MARKET VALUE 1,764,836												
SOH/AGL Deduction 1,358,632												
ASSESSED VALUE 406,204												
TOTAL EXEMPTION VALUE HX HB 50,722												
BASE TAXABLE VALUE 355,482												
TOTAL JUST VALUE 1,764,836												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 1,579,463												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120603	REPLACE H/C	0	04/10/2012
20120345	REPLACE SEWER LIN	2,500	03/02/2012
20080583	REPIPE EXIST.FIXT	2,150	04/14/2008
8096	ADDITION	12,000	01/14/1994
7799	REPAIR/RRF	10,000	07/08/1993
6259	REPAIR/RRF	20,000	11/13/1990

SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
2600/1911	10/31/2022	WD	U	I	11	100						
GRANTOR: SHOWALTER NELSON & MA												
GRANTEE: SHOWALTER MARILYN B												
0558/0291	12/02/1988	WD	Q	I		270,000						
GRANTOR: ANDREASON ALLAN K												
GRANTEE: SHOWALTER NELSON												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W13 FST=[YR=1993] W6 SFB=[YR=1993] W14 FST=[YR=1993] W6 S5 E6 N5\$ S5 W6 N5 W13 S22 FGR=[YR=1993] S19 E52 N19 W52\$ E39 N6 W6 N16 \$ S16 E6 N16\$ S22 E13 N22\$ PTR=E15 FUS=[YR=1993] E12 UOP=[YR=1993] N12 PTO=[YR=1993] N12 E28 S12 W28\$ E28 S12 W28\$ E40 S37 W52 N37\$ W15\$.												

Total Acres: 0.00 Total Land Value: 1,235,000 Common: 1,235,000 PRINTED 07/30/2025 BY SYS