LOT 39
MIRAMAR BEACH PB 2 PG 61

MYLES WILLIAM T & IRIS M
1902 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	06	Quality Level 06

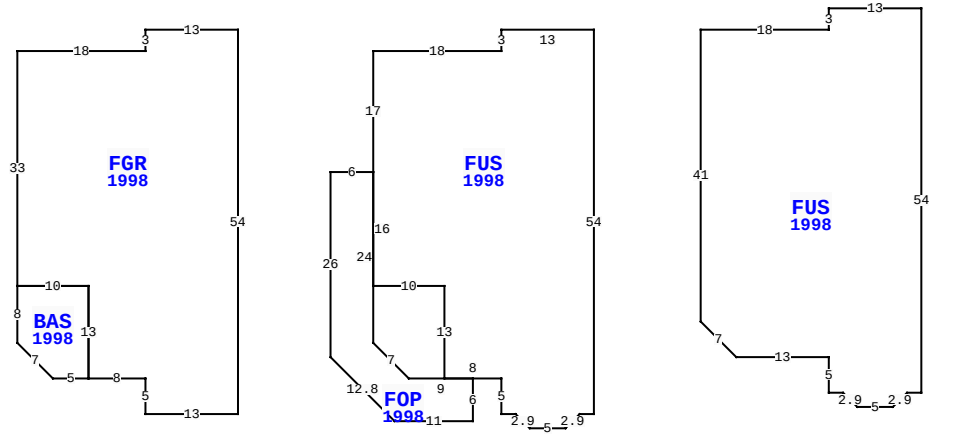
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	118	100	1998	118	26,393
FGR	1,400	55	1998	770	172,223
FOP	266	30	1998	80	17,893
FUS	1,414	100	1998	1,414	316,264
FUS	1,532	100	1998	1,532	342,657
TOTALS	4,730			3,914	875,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,914	151.6455	239.60	937,794	1998	2010	0	0	0	6.65	93.35

1 SFR CUST – 100% - 2021 Heated Area: 3064 HX Base Yr 2021



1902 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		875,431
TOTAL MARKET OB/XF VALUE		18,217
TOTAL LAND VALUE - MARKET		1,425,000
TOTAL MARKET VALUE		2,318,648
SOH/AGL Deduction		545,803
ASSESSED VALUE		1,772,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,722,123
TOTAL JUST VALUE		2,318,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,091,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112311	H/AC	2,800	01/03/2012
20110573	H/AC	2,800	04/18/2011
20033461	HURRICANE SHUTTER	6,000	07/10/2003
19990157	BEACH WALKOVER	0	03/31/1999
19983065	NEW CONSTR	300,000	01/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/0182	6/12/2020	WD	Q	I	02	2,144,000
GRANTOR: WINSTON MELODIE ANNE						
GRANTEE: MYLES WILLIAM T & I						
0783/1690	1/31/1997	WD	Q	V		265,000
GRANTOR: LASSERRE CURTISS H						
GRANTEE: WINSTON MELODIE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=1998] W13 S3 W18 S17 FOP=[YR=1998] W6 S26 D9 R9 E11N6W9 U5 L5 N24$ S16 E10 S13 E8 S5 E2 D2 R2 E5 U2 R2 E2 N54 $ PTR= E15 FUS=[YR=1998] E18 N3 E13 S54 W2 D2 L2 W5 U2 L2 W2N5 W13 U5 L5 N41$ W15 $ PTR=W50 FGR=[YR=1998] W13 S3 W18 S33 BAS=[YR=1998] S8 D5 R5 E5 N13 W10 $ E10 S13 E8 S5 E13 N54 $ E50 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	5,600	
2	1241	WD DECK G	0	100	4	16	64.00	UT	15.53	15.53	100	1998	1998	3	25	248	
3	1241	WD DECK G	0	100	0	0	433.00	UT	15.53	15.53	100	1998	1998	3	25	1,681	
4	1241	WD DECK G	0	100	8	7	56.00	UT	11.50	11.50	100	1998	1998	3	25	161	
5	0810	CONCRETE A	0	100	0	0	1,700.00	SF	6.50	6.50	100	1998	1998	3	73	8,067	
6	0416	DUNEWALKS	0	100	171	4	684.00	SF	15.00	15.00	100	1999	1999	3	20	2,052	
7	1242	WD DECK A	0	100	28	3	84.00	SF	10.00	10.00	100	1999	1999	3	20	168	
8	1242	WD DECK A	0	100	20	6	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 18,217

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-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS