

N50 FT OF LOT 55 &  
S50 FT OF LOT 56 OR 2536/911  
MIRAMAR BEACH PB 2/61

GALIA KATHLEEN H & JOHN F JR  
1891 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

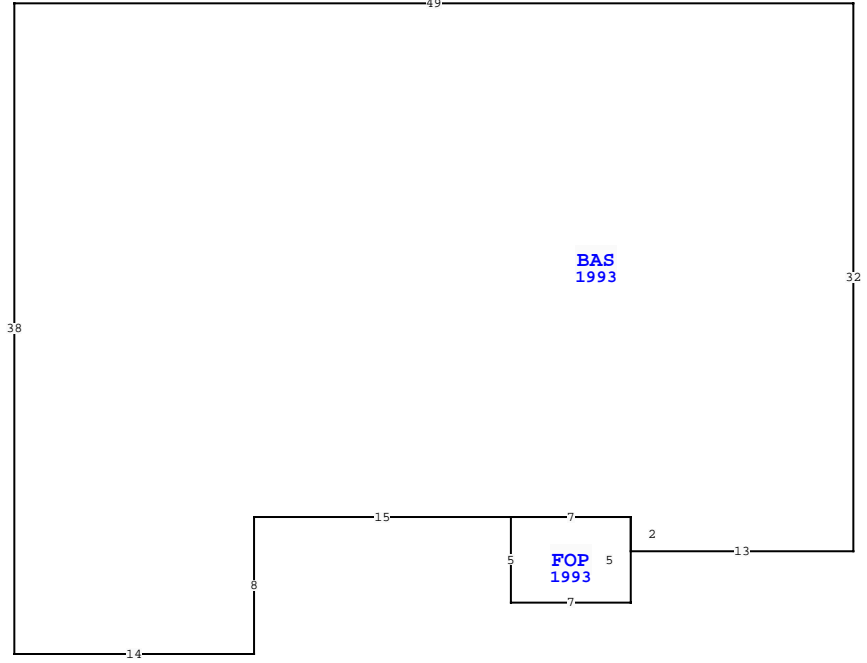
2025

00-00-31-1460-0055-0010



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	07	ASB	SHNGLE	50	
Exterior Wall	23	REINF	CONC	50	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	03	PLASTER	100		
Interior Floor	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Stories	1.	1.	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	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1993	1,608	82,012
FOP	35	30	1993	10	510
TOTALS	1,643			1,618	82,522

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		Heated Area: 1608					HX	Base Yr	2023



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			108,654
TOTAL MARKET OB/XF VALUE			3,040
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			711,694
SOH/AGL Deduction			93,668
ASSESSED VALUE			618,026
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			567,304
TOTAL JUST VALUE			711,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			619,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090576	H/AC	4,800	05/11/2009
20042136	REROOF W/30YR SHN	4,000	11/20/2004
20021393	HANDICAP RAMP	1,000	08/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2536/0911	2/04/2022	WD Q	Q	I	01	700,000
GRANTOR: HOLLIS JANICE J & ETA						
GRANTEE: GALIA KATHLEEN H &						
1255/0788	8/27/2004	QC Q	Q	I	01	100
GRANTOR: HOLLIS JANICE S						
GRANTEE: HOLLIS JANICE J ETA						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	1944	1944	3	20	700	
2	0810	CONCRETE A	0	100	0	1,800.00	SP	6.50	6.50	100	1944	1944	3	20	2,340	
TOTALS													3,040			

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	100.00	125.00	100.00	FF		1.00	1.00	0.80	7,500.00	6,000.00	600,000							

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Exterior Wall	07	ASB	SHNGLE	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	06	ASB	SHINGL	100	
Interior Wall	04	PLYWOOD	100		
Interior Floo	03	CONC	FINSH	100	
Air Condition	01	NONE	100		
Heating Type	01	NONE	100		
Bedrooms		0	100		
Bathrooms		0.5	100		
Frame	02	WOOD	FRAME	100	
Stories	1.	1.	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	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100	1993	270	16,960
PTO	220	5	1994	11	691
UGR	300	45	1993	135	8,480
TOTALS	790			416	26,132

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 100%	- 2023								
Heated Area: 270					HX Base Yr 2023						

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		108,654
TOTAL MARKET OB/XF VALUE		3,040
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TOTAL MARKET VALUE		711,694
SOH/AGL Deduction		93,668
ASSESSED VALUE		618,026
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1255/0788	8/27/2004	QC	Q	I	01	100
GRANTOR: HOLLIS JANICE S						
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EXTRA FEATURES																
L N	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

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

BUILDING NOTES														
1891 S FLETCHER AVE, FERNANDINA BEACH														
BUILDING DIMENSIONS														
BAS=[YR=1993] W9 S5 PTO=[YR=1994] W11 S20 E11N20\$ S25 E9														
UGR=[YR=1993] E10 N30 W10S30\$ N30\$ .														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV