

LOT 60
BEING PARCEL II
MIRAMAR BEACH PB 2/61

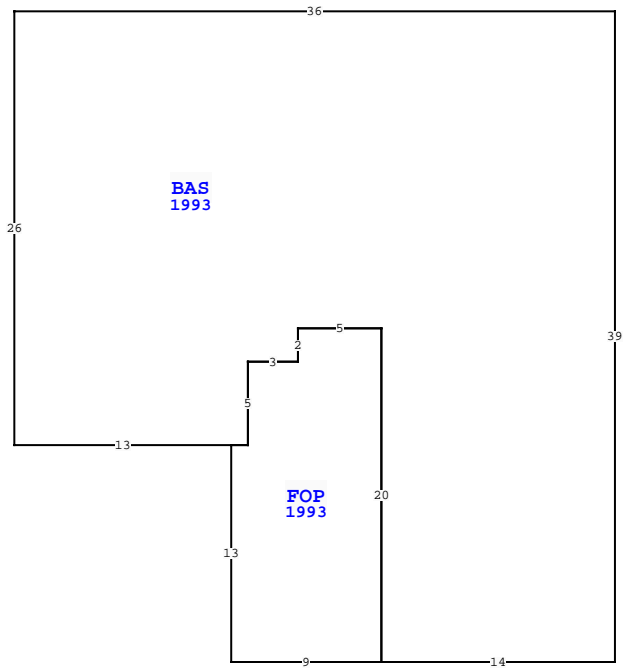
LASSERRE CHARLES W III
130 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0060-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG 60	
Exterior Wall	05	AVERAGE 40	
Roof Structure	02	SHED 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	06	CUST PANEL 100	
Interior Floor	05	ASPH TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
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
BAS	1,068	100	1993
FOP	167	30	1993
TOTALS	1,235		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,118	115.1160	151.95	169,880	1950	1985		0	0	18.50	81.50	
1 SNGL FAM - 0% - 0 Heated Area: 1068 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			138,452
TOTAL MARKET OB/XF VALUE			640
TOTAL LAND VALUE - MARKET			478,125
TOTAL MARKET VALUE			617,217
SOH/AGL Deduction			22,776
ASSESSED VALUE			594,441
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			594,441
TOTAL JUST VALUE			617,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			540,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091609	REMODEL	500	11/24/2009
20091611	OTHER	375	11/24/2009
4385	REPAIR/RRF	1,900	07/08/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/0442	3/11/2020	TD	U	I	11	100
GRANTOR: LASSERRE CURTISS AMEN						
GRANTEE: LASSERRE CHARLES W						
2004/0377	9/01/2015	WD	U	I	11	100
GRANTOR: LASSERRE CURTISS H						
GRANTEE: CURTISS H LASSERRE						

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1950	1950	3	20	400	
2	0940	SHEDS/PORT	0	0	5	8	SF	30.00	30.00	100	1990	1990	3	20	240	

TOTAL OB/XF														640
1801 S FLETCHER AVE, FERNANDINA BEACH														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/07/2025 MLU														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W36 S26 E13 FOP=[YR=1993] S13 E9 N20 W5 S2 W3 S5 W1\$ E1 N5 E3 N2 E5 S20 E14 N39\$.													

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	0	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	478,125							