LOT 68
MIRAMAR BEACH PB 2/61

NETTLES LARRY EDWARD JR & ELIZABETH THERESE
1912 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1460-0068-0000

BUILDING CHARACTERISTICS

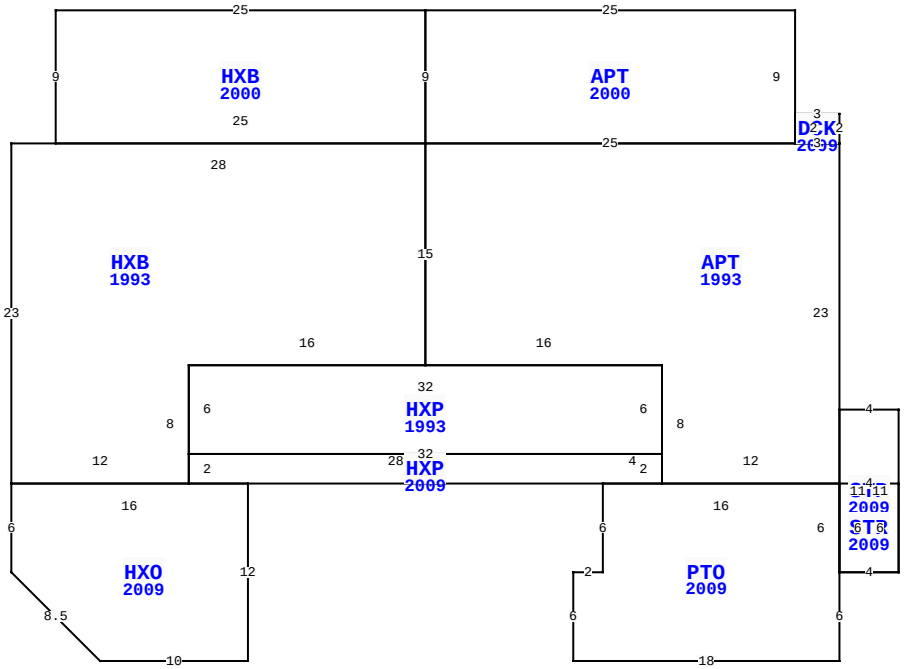
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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
APT	516	100	1993	516	78,034
APT	225	100	2000	225	34,026
DCK	6	10	2009	1	152
HXB	516	100	1993	516	78,034
HXB	225	100	2000	225	34,026
HXO	174	5	2009	9	1,361
HXP	192	30	1993	58	8,772
HXP	64	30	2009	19	2,873
PTO	204	5	2009	10	1,512
STP	44	10	2009	4	605
TOTALS	2,190			1,585	239,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,585	119.3400	157.53	249,685	1950	2015	0	0	0	4.00	96.00

1 DUPLEX – 0% - 2025 Heated Area: 1482 HX Base Yr



** This building has 11 Sub-Areas

1669 S FLETCHER AVE A&B, 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	239,698
TOTAL MARKET OB/XF VALUE	22,880
TOTAL LAND VALUE - MARKET	446,250
TOTAL MARKET VALUE	708,828
SOH/AGL Deduction	0
ASSESSED VALUE	708,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	708,828
TOTAL JUST VALUE	708,828
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	736,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090647	DECK AT REAR OF B	9,500	05/27/2009
20090467	REROOF W/30YR SHN	0	04/16/2009
20090445	ROOF FRAME OVR/FL	12,000	04/14/2009
20090437	UG SERVICE	0	04/09/2009
20071689	H/AC	0	09/06/2007
19983135	ADDITION & DECK	20,000	02/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1307	4/11/2024	WD	Q	I	02	775,000
GRANTOR: BALDWIN DAVID A & LID						
GRANTEE: NETTLES LARRY EDWAR						
2481/0541	6/20/2021	WD	Q	I	01	700,000
GRANTOR: DORSEY JEANETTA A & D						
GRANTEE: BALDWIN DAVID A & L						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2009] N2W3S2E3$ APT=[YR=1993] W3 APT=[YR=2000] N9 W25 HXB=[YR=2000] W25 S9 E25 N9$S9E25$W25HXB=[YR=1993] W28 S23HXO=[YR=2009] S6 D6 R6 E10N12W16$ E12 HXP=[YR=2009] E28 PTO=[YR=2009] S6W2 S6E18N6 STP=[YR=2009] E4N11W4S11$ STR=[YR=2009] E4N6W4S6$ N6W16$E4N2 HXP=[YR=1993] N6 W32S6E32$W32S2$N8 E16N15$ S15E16S8E12 N23$.

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	0855	CONC PAVER	0	0	0	0	1,175.00	SF	10.00	10.00	100	2006	2006	3	86	10,105	
2	1126	CB/STC 8"	0	0	62	2	124.00	SF	8.00	8.00	100	2009	2009	3	89	883	
3	0810	CONCRETE A	0	0	7	44	308.00	SF	6.50	6.50	100	1997	1997	3	72	1,441	
4	1241	WD DECK G	0	0	10	34	340.00	UT	20.13	20.13	100	2000	2000	3	27	1,847	
5	1241	WD DECK G	0	0	0	0	216.00	UT	34.50	34.50	100	2009	2009	3	52	3,875	
6	1241	WD DECK G	0	0	0	0	113.00	UT	23.00	23.00	100	2009	2009	3	52	1,351	
7	1241	WD DECK G	0	0	9	8	72.00	UT	20.13	20.13	100	2009	2009	3	52	753	
8	1123	CB 8"	0	0	0	0	44.00	SF	6.15	6.15	100	2000	2000	3	77	208	
9	0810	CONCRETE A	0	0	23	14	322.00	SF	6.50	6.50	100	2000	2000	3	77	1,612	
10	0810	CONCRETE A	0	0	0	0	172.00	SF	6.50	6.50	100	1997	1997	3	72	805	

LAND DESCRIPTION

TOTAL OB/XF 22,880

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	000800	C	MULTI-FAMILY	0	0006	R-1	70.00	125.00	70.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	446,250							

REVIEW DATE 01/29/2024 BY TW Total Acres: 0.00 Total Land Value: 446,250 Market: 0 Agricultural: 0 Common: 446,250 PRINTED 07/30/2025 BY SYS