

LOT 81  
IN OR 2167/1288  
MIRAMAR BEACH PB 2/61

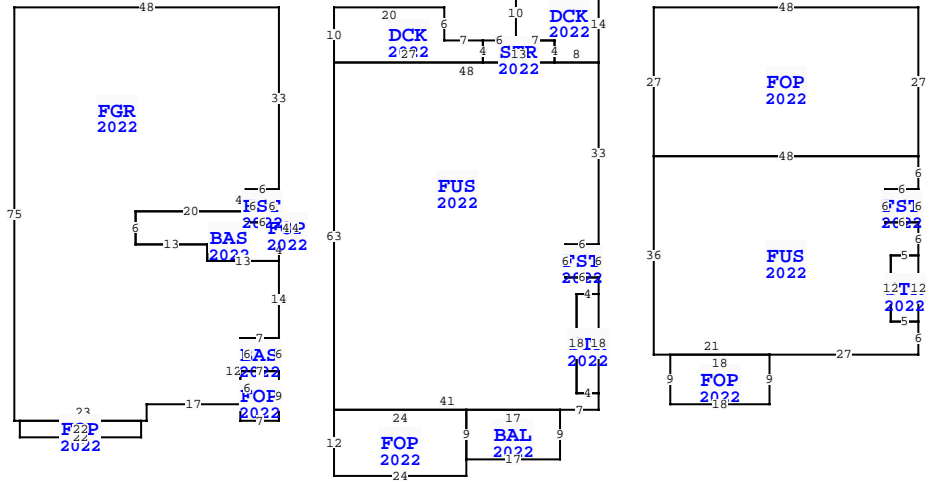
PALMER MARY ANN REV TRUST/PALMER MARY ANN TRUSTEE  
1450 S FLETCHER AVE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-1460-0081-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5.5 100
Frame	03 MASONRY 100
Stories	3. 3. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	7,256	146.9688	232.21	1,684,916	2022	2022	0	0	0	0.95 99.05
1 SFR CUST - 0% - 0											
Heated Area: 4773											
HX Base Yr											



Quality					
DOR CODE	MAP NUM				
04 Quality Level 04	01				
0100 SINGLE FAMILY	MKT AREA				
NEIGHBORHOOD/LOC 1057.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	153	15	2022	23	5,290
BAS	42	100	2022	42	9,660
BAS	183	100	2022	183	42,090
DCK	182	10	2022	18	4,140
DCK	228	10	2022	23	5,290
FGR	3,225	55	2022	1,774	408,028
FOP	12	30	2022	4	920
FOP	63	30	2022	19	4,370
FOP	66	30	2022	20	4,600
FOP	162	30	2022	49	11,270
TOTALS		10,740		7,256	1,668,909

\*\* This building has 20 Sub-Areas

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	0	0	0	582.00	SF	10.00	10.00	100
2	0855	CONC PAVER	0	0	0	0	1,506.00	SF	5.00	5.00	100
3	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100
4	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100

TOTAL OB/XF											
28,167											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	RES	0	0006	R-1	72.00	125.00	72.00	FF	1.00

TOT ADJ	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	1.00	7,500.00	7,500.00	540,000							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,668,909
TOTAL MARKET OB/XF VALUE		28,167
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		2,237,076
SOH/AGL Deduction		0
ASSESSED VALUE		2,237,076
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,237,076
TOTAL JUST VALUE		2,237,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,081,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200570	NEW CONSTR	0	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2167/1288	1/03/2018	WD Q	Q	V	01	325,000
GRANTOR: BLACK DAVID CLIFTON &						
GRANTEE: PALMER MARY ANN REV						
2059/0696	7/18/2016	WD Q	Q	V	01	300,000
GRANTOR: STURGES DAVID K JR ET						
GRANTEE: BLACK DAVID CLIFTON						

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2022] W48 S75 E1 FOP=[YR=2022] S3 E22 N3 W22\$ E23 N3 E17 FOP=[YR=2022] S3 E7 N9 BAS=[YR=2022] N6W7 S6E7\$ W7 S6\$ N12 E7 N14 BAS=[YR=2022] N4 FOP=[YR=2022] E3N4W3S4\$ N3 FST=[YR=2022] N6W6S6E6\$ W6N2 W20 S6 E13 S3 E13\$ W13 N3 W13 N6 E20 N4 E6 N33\$ PTR=E10 DCK=[YR=2022] E20 S6 E7 STR=[YR=2022] E6 DCK=[YR=2022] N10 E15 S14 FUS=[YR=2022] S33 FST=[YR=2022] S6W6N6E6\$ W6S6E6 S3 STR=[YR=2022] S18 W4 N18 E4\$ W4 S18 E4 S3 W7 BAL=[YR=2022] S9W17 FOP=[YR=2022] S3 W24 N12 E24 S9\$ N9 E17\$ W41 N63 E48\$ W8N4W7\$ E7S4 W13N4\$ S4W27N10\$ W10\$ PTR=E68 FOP=[YR=2022] E48 S27 FUS=[YR=2022] S6 FST=[YR=2022] S6W6N6E6\$ W6S6E6 S6 STR=[YR=2022] S12 W5 N12 E5\$ W5 S12 E5 S6 W27 FOP=[YR=2022] S9W18N9E18\$ W21 N36 E48\$ W48 N27\$ W68\$.											