UNIT 2
IN OR 1670/1280
MIRAMAR BEACH TOWNHOMES

HAYNES DONNA SHORT
1929 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1461-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		0 100
Location	INTERIOR	INTERIOR 100
View	LMTD OCEAN	LMTD OCEAN 100
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FOP/PATIO	FOP/PATIO 100
Parking	GARAGE	GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
Oth Rooms		2 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1107.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,810			1,810	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0355000		1,810				1989	2007	100	100	0		

1 CONDO – 100% - 2014 HX Base Yr 2014

1929 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		675,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		675,000
SOH/AGL Deduction		373,168
ASSESSED VALUE		301,832
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,110
TOTAL JUST VALUE		675,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173932	REMODEL	17,000	12/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1670/1280	4/06/2010	WD	U	I	11	100
GRANTOR: SEASCAPE OF AMELIA LL						
GRANTEE: HAYNES DONNA SHORT						
1670/1279	4/06/2010	QC	U	I	11	300,000
GRANTOR: 2344 SOUTH FLETCHER L						
GRANTEE: SEASCAPE OF AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS