

BLOCK 6 LOT 7
IN OR 1863/1230
OCEAN CITY NORTH PB 2/38

MCCRONE THOMAS P & DANA L
793 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1520-0006-0070



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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
APT	1,239	100	1999	1,239	196,824
FGR	444	55	1999	244	38,761
FOP	21	30	1999	6	953
FOP	436	30	1999	131	20,810
FUS	1,420	100	1999	1,420	225,577
TOTALS	3,560			3,040	482,927

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,032.00	SF	6.50
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
5	0855	CONC PAVER	0	100	0	0	580.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	75.00	92.00	75.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	3,040	114.2548	180.52	548,781	1999	1999	0	0	0	12.00	88.00	
1 SFR CUST - 100% - 2014 Heated Area: 2659 HX Base Yr 2014													
793 S FLETCHER AVE, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU													

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	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,032.00	SF	6.50	6.50	100	1999	1999	3	75	5,031	
3	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	1999	1999	3	75	161	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1999	1999	3	20	1,000	
5	0855	CONC PAVER	0	100	0	0	580.00	SF	7.00	7.00	100	2013	2013	3	93	3,776	

TOTAL OB/XF									
12,803									

Total Acres: 0.00 Total Land Value: 478,125 Market: 0 Agricultural: 0 Common: 478,125

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					482,927				
TOTAL MARKET OB/XF VALUE					12,803				
TOTAL LAND VALUE - MARKET					478,125				
TOTAL MARKET VALUE					973,855				
SOH/AGL Deduction					428,598				
ASSESSED VALUE					545,257				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					494,535				
TOTAL JUST VALUE					973,855				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					882,132				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170180	HRDBRD	20,000	01/18/2017
984289	NEW CONSTR	182,030	09/15/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1863/1230	6/17/2013	WD	Q	I	02	623,500	
GRANTOR:MILLER JOHN D & JULIA							
GRANTEE:MCCRONE THOMAS P &							
1199/1698	1/06/2004	WD	U	I	21	520,000	
GRANTOR:PRUDENTIAL RELOCATION							
GRANTEE:MILLER JOHN D & JUL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1999] W45 S19 FGR=[YR=1999] S20 E21 FOP=[YR=1999] E7 N3 W7 S3 \$ N22 W12 S2 W9 \$ E9 N2 E12 S19 E24 N36 \$ PTR=E15 FUS=[YR=1999] U2 R2 E8 R2 D2 E33 S20 E1 S5 W1 S6 FOP=[YR=1999] S10 W17 N2 W7 S2 W21 N10 E45\$ W45 N31\$ W15\$.									