BLK 9 S1/2 OF LOT 2 & N1/2 OF
LOT 3 IN OR 779/1637
OCEAN CITY S/D DBK U/384

POZZI FAMILY TRUST/POZZI STEVEN MARK TRUSTEE
512 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1520-0009-0022

NASSAU COUNTY PROPERTY

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	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	07	SPECIAL 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

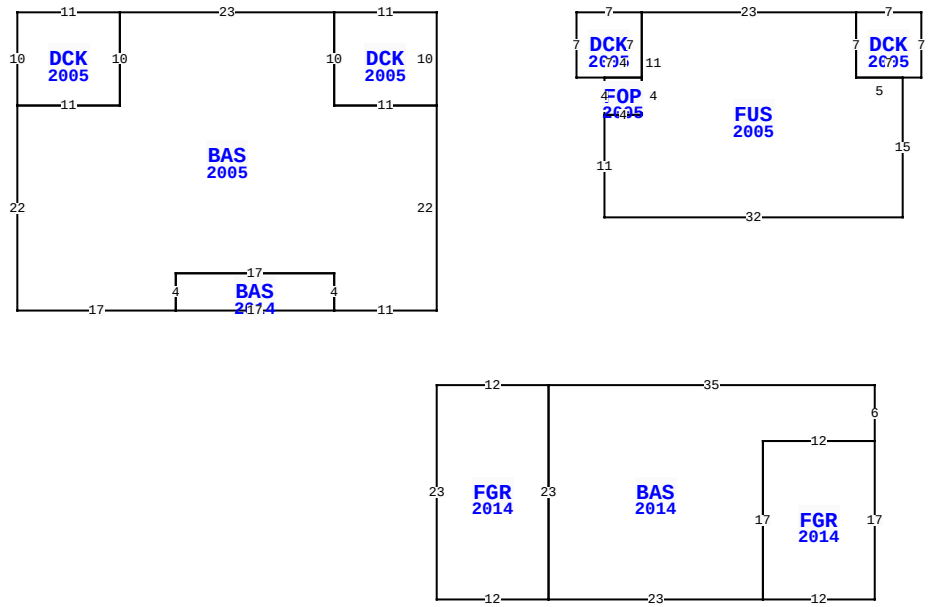
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2005	1,152	200,523
BAS	68	100	2014	68	11,836
BAS	601	100	2014	601	104,613
DCK	49	10	2005	5	870
DCK	49	10	2005	5	870
DCK	110	10	2005	11	1,915
DCK	110	10	2005	11	1,915
FGR	204	55	2014	112	19,495
FGR	276	55	2014	152	26,458
FOP	16	30	2005	5	870
TOTALS	3,260			2,747	478,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,747	121.0608	191.28	525,446	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2016 Heated Area: 2446 HX Base Yr 2016



** This building has 11 Sub-Areas

512 S FLETCHER AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		478,156
TOTAL MARKET OB/XF VALUE		10,519
TOTAL LAND VALUE - MARKET		1,425,000
TOTAL MARKET VALUE		1,913,675
SOH/AGL Deduction		1,032,739
ASSESSED VALUE		880,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		830,214
TOTAL JUST VALUE		1,913,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,705,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131849	ENCLOSEFGR	750,000	08/06/2013
20100855	H/AC	4,900	05/25/2010
20071932	BULKHD & STG	5,000	10/12/2007
20051074	H/AC	6,000	01/19/2005
20041783	NEW CONSTR	240,000	10/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2540/0094	2/17/2022	WD	U	I	11	100
GRANTOR: POZZI STEVEN M & CARO						
GRANTEE: POZZI FAMILY TRUST						
0779/1637	12/17/1996	WD	Q	V		129,500
GRANTOR: DEVANNY E H III & ELI						
GRANTEE: POZZI STEVEN M & CA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2005] W11 BAS=[YR=2005] W23 DCK=[YR=2005] W11 S10 E11 N10 $ S10 W11 S22 E17 BAS=[YR=2014] E17 N4 W17 S4 $ N4 E17 S4 E11 N22 W11 N10 $ S10 E11 N10 $ PTR= E15 DCK=[YR=2005] E7 FUS=[YR=2005] E23 DCK=[YR=2005] E7 S7 W7 N7 $ S7 E5 S15 W32 N11 FOP=[YR=2005] N4 E4 S4 W4 $ E4 N11 $ S7 W7 N7 $W15 $ PTR= S40 FGR=[YR=2014] E12 BAS=[YR=2014] E35 S6 FGR=[YR=2014] S17 W12 N17 E12 $ W12 S17 W23 N23$ S23 W12 N23 $ N40 $.

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	0810	CONCRETE A	0	100	22	42	924.00	SF	6.50	6.50	100	2005	2005	3	84	5,045	
2	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2005	2005	3	84	420	
3	0920	CWALL-WD/M	0	100	0	0	48.00	LF	390.00	390.00	100	2007	2007	3	27	5,054	

LAND DESCRIPTION

TOTAL OB/XF 10,519

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	000120	C	RES OCEAN	100	0006	R-3	75.00	80.00	75.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,425,000							

REVIEW DATE 10/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,425,000 Market: 0 Agricultural: 0 Common: 1,425,000 PRINTED 07/30/2025 BY SYS