BLOCK 15 LOT 1 & STRIP
IN OR 1820/1192
OCEAN CITY SOUTH PORTION

SCHRIEVER PAUL R & AMY B
736 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

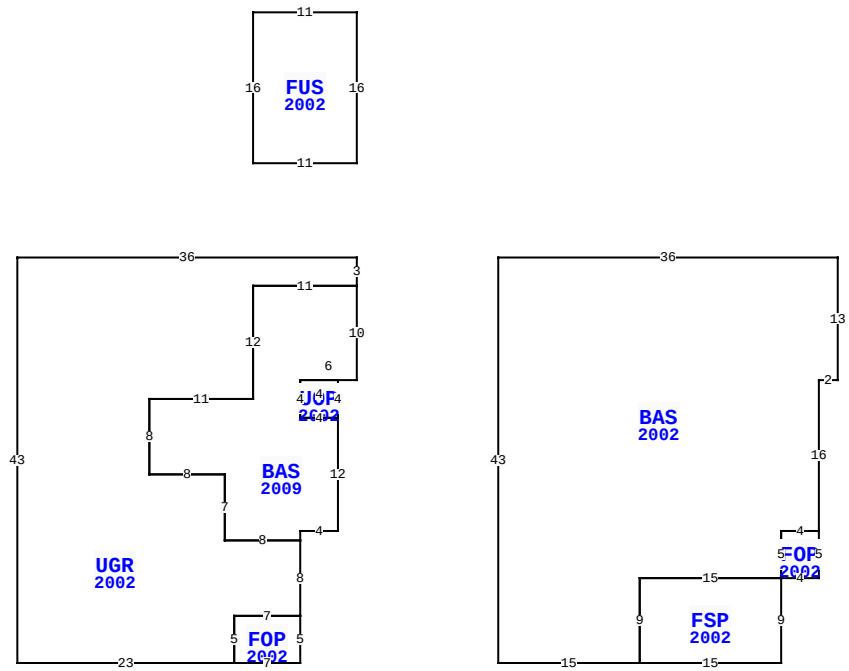
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	23	REINF CONC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.5	2.5 100
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
BAS	1,297	100	2002	1,297	220,392
BAS	352	100	2009	352	59,813
FOP	20	30	2002	6	1,019
FOP	35	30	2002	10	1,699
FSP	135	40	2002	54	9,176
FUS	176	100	2002	176	29,906
UGR	1,029	45	2002	463	78,675
UOP	16	20	2002	3	510
TOTALS	3,060			2,361	401,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,361	139.9244	184.70	436,077	2002	2008	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 1825 HX Base Yr



855 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	401,191
TOTAL MARKET OB/XF VALUE	14,222
TOTAL LAND VALUE - MARKET	405,000
TOTAL MARKET VALUE	820,413
SOH/AGL Deduction	61,440
ASSESSED VALUE	758,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	758,973
TOTAL JUST VALUE	820,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	742,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142387	ALUMFNC	0	11/07/2014
20110743	H/AC	5,000	05/13/2011
20101857	REMODEL	2,000	10/27/2010
20101741	REPAIR/RRF	800	10/08/2010
20090149	NEW CONSTR	1,200	02/03/2009
20090142	H/AC	500	02/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1820/1192	10/17/2012	WD	Q	I	01	445,000
GRANTOR: DEWITT KENNETH WAYNE						
GRANTEE: SCHRIEVER PAUL R &						
0676/0827	3/04/1993	WD	Q	V		32,000
GRANTOR: LIPPS MURIEL HARGER						
GRANTEE: DEWITT KENNETH & S						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2002] W36 S43 E23 FOP=[YR=2002] E7 N5 W7 S5 $ N5 E7 N8 BAS=[YR=2009] N1E4 N12 UOP=[YR=2002] N4 W4 S4 E4 $ W4 N4 E6 N10W11S12 W11S8E8S7E8$W8N7W8N8E11N12E11 N3$ PTR=E15 BAS=[YR=2002] E36S13W2 S16 FOP=[YR=2002] S5 W4 FSP=[YR=2002] S9 W15 N9 E15 $ N5 E4$ W4 S5 W15 S9 W15 N43 $ W15 $PTR= N10 FUS=[YR=2002] N16 W11 S16 E11 $ S10 $.

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	0	0	0	1,046.00	SF	6.50	6.50	100	2002	2002	3	80	5,439	
2	0819	CONC 12"	0	0	5	4	20.00	SF	9.50	9.50	100	2002	2002	3	80	152	
3	0810	CONCRETE A	0	0	61	10	610.00	SF	6.50	6.50	100	2003	2003	3	82	3,251	
4	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	100	2003	2003	3	58	1,856	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
7	0462	ST/AL FNC	0	0	0	0	420.00	SF	10.00	10.00	100	2015	2015	3	75	3,150	

LAND DESCRIPTION

TOTAL OB/XF 14,222

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	000100	C	RES	0	0006	R-1	54.00	93.00	54.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	405,000							

REVIEW DATE 05/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 405,000 Market: 0 Agricultural: 0 Common: 405,000 PRINTED 07/30/2025 BY SYS