

BLOCK 15 LOT 2 & ADJ 5' STRIP
E OF LOT 27 & ADJ LOT 2 BLK 15
IN OR 775/1487 & OR 813/568

ANDERSON JOSEPH P & JUDITH A
863 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0015-0020



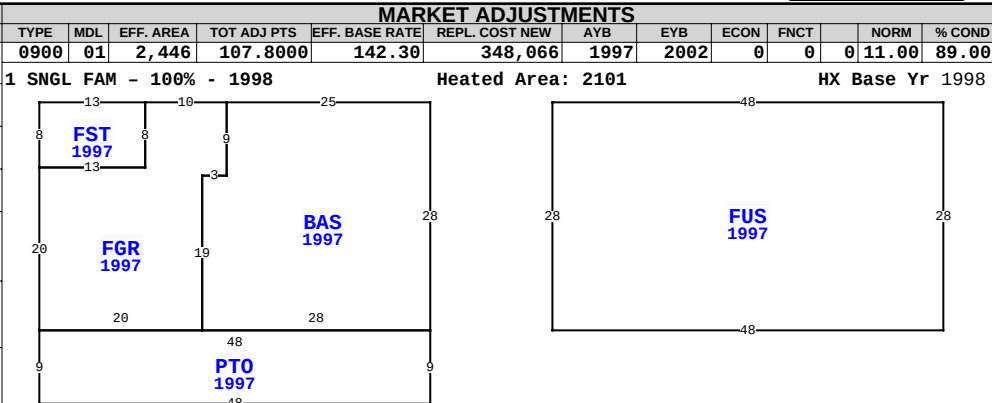
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	757	100	1997	757	95,872
FGR	483	55	1997	266	33,688
FST	104	55	1997	57	7,219
FUS	1,344	100	1997	1,344	170,213
PTO	432	5	1997	22	2,787
TOTALS	3,120			2,446	309,779

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	1241	WD DECK G	0	100	9	48	432.00	UT	15.53
3	0810	CONCRETE A	0	100	0	0	525.00	SF	6.50

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	62.00	95.00	62.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU
863 S FLETCHER AVE, FERNANDINA BEACH			

TOTAL OB/XF									
6,832									

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6,832									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		309,779	
TOTAL MARKET OB/XF VALUE		6,832	
TOTAL LAND VALUE - MARKET		372,465	
TOTAL MARKET VALUE		689,076	
SOH/AGL Deduction		429,972	
ASSESSED VALUE		259,104	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		208,382	
TOTAL JUST VALUE		689,076	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		619,795	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122444	GARAGE DOOR REPLA	950	12/05/2012
20121140	RE-ROOF W/30YR SH	5,000	06/15/2012
10486	XFOB	1,500	05/14/1997
10333	NEW CONSTR	127,336	02/25/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0813/0568	11/13/1997	QC	Q	V	06	300	
GRANTOR: JANNEY CHARLES A & CY							
GRANTEE: ANDERSON JOSEPH P &							
0775/1487	10/31/1996	WD	Q	V		39,000	
GRANTOR: MALLOY WILLIAM L & MA							
GRANTEE: ANDERSON JOSEPH P &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W25 FGR=[YR=1997] W10 FST=[YR=1997] W13 S8 E13 N8\$ S8 W13 S20 PTO=[YR=1997] S9 E48 N9 W48\$ E20 N19E3 N9\$ S9 W3 S19 E28 N28\$ PTR=E15 FUS=[YR=1997] E48 S28 W48 N28\$ W15\$.									