BLK 16 LOT 1
OCEAN CITY SOUTH PORTION R/P
PBK 2/39

LSD LLC
22435 CARDIFF DRIVE
SANTA CLARITA, CA 91350

2025

00-00-31-1540-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

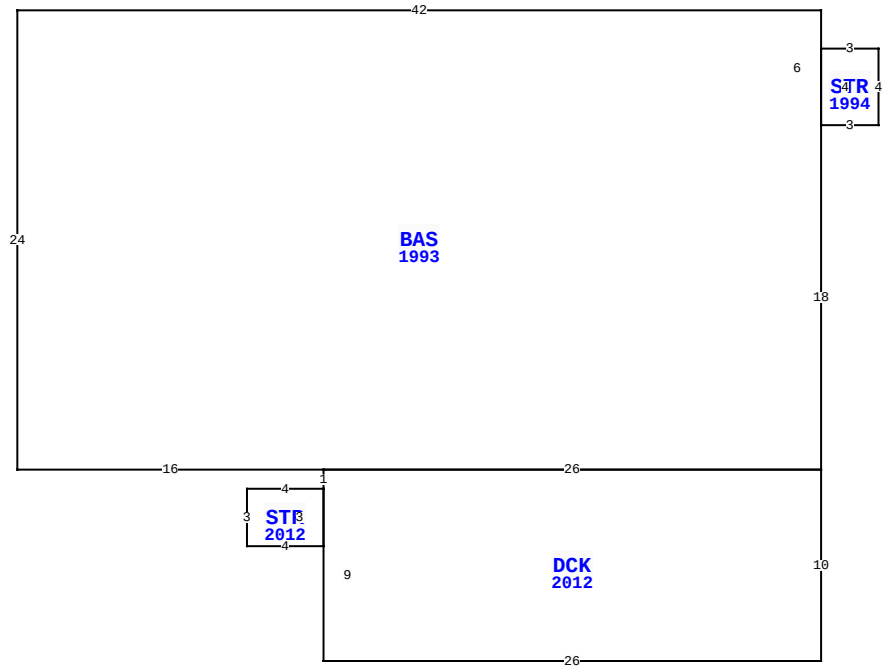
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	192,748
DCK	260	10	2012	26	4,971
STR	12	10	1994	1	191
STR	12	10	2012	1	191
TOTALS	1,292			1,036	198,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,036	159.1920	210.13	217,695	1984	2005	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2023 Heated Area: 1008 HX Base Yr



975 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	198,102
TOTAL MARKET OB/XF VALUE	5,659
TOTAL LAND VALUE - MARKET	562,500
TOTAL MARKET VALUE	766,261
SOH/AGL Deduction	24,138
ASSESSED VALUE	742,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	742,123
TOTAL JUST VALUE	766,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	674,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131678	VINYL SIDE	5,284	07/17/2013
20110788	WATER HEATER	1,000	05/23/2011
20110744	ELEC FOR WATER HE	900	05/13/2011
20110684	10X14 SHED	3,000	05/05/2011
20020620	STANDING SEAM ROO	5,000	04/10/2002
20020041	ELEC METER REPLAC	1,000	01/15/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0395	4/12/2022	QC	U	I	11	100
GRANTOR: DECKER SABRINA I & LA						
GRANTEE: LSD LLC						
2544/1496	3/03/2022	WD	Q	I	01	775,000
GRANTOR: BLACK DAVID C & JEAN						
GRANTEE: DECKER SABRINA I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S24 E16 DCK=[YR=2012] S1 STR=[YR=2012] W4 S3 E4 N3$ S9 E26 N10 W26$ E26 N18 STR=[YR=1994] E3N4 W3S4$ N6$.

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	0940	SHEDS/PORT	0	0	14	10	140.00	SF	52.50	52.50	100	2011	2011	3	45	3,308	
2	0820	WOOD WALK	0	0	0	0	288.00	SF	11.75	11.75	100	1994	1994	3	40	1,354	
3	0820	WOOD WALK	0	0	36	4	144.00	SF	11.75	11.75	100	2012	2012	3	40	677	
4	0820	WOOD WALK	0	0	17	4	68.00	SF	11.75	11.75	100	2012	2012	3	40	320	

LAND DESCRIPTION

TOTAL OB/XF 5,659

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	0003	R-1	75.00	83.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/30/2025 BY SYS