BLK 16 LOT 7
IN OR 2250/1952
OCEAN CITY SOUTH PORTION R/P

MARTINI DAVID & TRACY
1059 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0016-0070

BUILDING CHARACTERISTICS

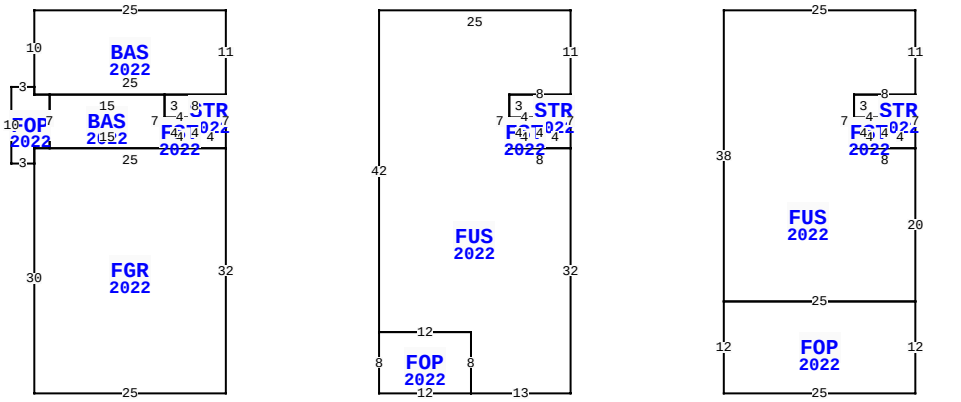
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	02	SHED 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	0	0 100
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	105	100	2022	105	18,996
BAS	275	100	2022	275	49,752
FGR	800	55	2022	440	79,604
FOP	44	30	2022	13	2,351
FOP	96	30	2022	29	5,247
FOP	300	30	2022	90	16,283
FST	16	55	2022	9	1,629
FST	16	55	2022	9	1,629
FST	16	55	2022	9	1,629
FUS	894	100	2022	894	161,741
TOTALS	3,780			2,983	539,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,983	114.6800	181.19	540,490	2023	2023	0	0	0	0.15	99.85

1 SFR CUST – 100% - 2024 Heated Area: 2372 HX Base Yr 2024



** This building has 14 Sub-Areas

1059 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		539,679
TOTAL MARKET OB/XF VALUE		4,130
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		918,809
SOH/AGL Deduction		57,262
ASSESSED VALUE		861,547
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		810,825
TOTAL JUST VALUE		918,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200939			02/22/2023
20200939	NEW CONSTR	0	12/01/2020
20042259	FENCE	1,000	12/03/2004
20042244	150 & 240 AMP	2,000	12/01/2004
20041423	H/AC	7,000	08/05/2004
20041320	TOTAL REPIPE	8,000	07/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1952	1/25/2019	WD	Q	V	01	300,000
GRANTOR: SWAILS MARVIN E & AGN						
GRANTEE: MARTINI DAVID & TRA						
2075/0602	9/23/2016	TD	U	I	11	100
GRANTOR: WHITE MARY AGNES LIVI						
GRANTEE: SWAILS MARVIN E & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 S10 FOP=[YR=2022] W3 S10 E3 FGR=[YR=2022] S30 E25 N32 STR=[YR=2022] N7 W8 BAS=[YR=2022] W15 S7 E15 FST=[YR=2022] E4 N4 W4 S4$ N7$ S3 E4 S4 E4$ W25 S2$ N2 E2 N7 W2 N1$ S1 E25 N11$ PTR=E20 FUS=[YR=2022] E25 S11 STR=[YR=2022] S7 W4 FST=[YR=2022] W4 N4 E4 S4$ N4 W4 N3 E8$ W8 S7 E8 S32 W13 FOP=[YR=2022] W12 N8 E12 S8$ N8 W12 N42$ W20 $ PTR=E65 FUS=[YR=2022] E25 S11 STR=[YR=2022] S7 W4 FST=[YR=2022] W4 N4 E4 S4$ N4 W4 N3 E8$ W8 S7 E8 S20 FOP=[YR=2022] S12 W25 N12 E25$ W25 N38$ W65$.

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	0855	CONC PAVER	0	100	0	0	413.00	SF	10.00	10.00	100	2023	2023		100	4,130	

LAND DESCRIPTION

TOTAL OB/XF 4,130

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	100	0007	R-1	100.00	50.00	50.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	375,000							

REVIEW DATE 09/21/2022 BY TW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS