BLOCK 21 LOTS 1 & 16
IN OR 530 PG 1152
OCEAN CITY SOUTH PORTION

MCLEARAN EDDIE JOE/MIZELL RUTH
PO BOX 174
WELLBORN, FL 32094

2025

00-00-31-1540-0021-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

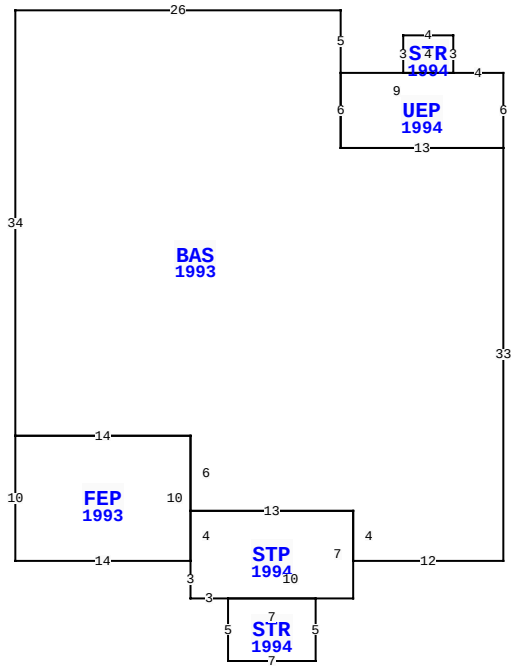
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1993	1,381	163,154
FEP	140	80	1993	112	13,232
STP	91	10	1994	9	1,063
STR	12	10	1994	1	118
STR	35	10	1994	4	473
UEP	78	60	1994	47	5,553
TOTALS	1,737			1,554	183,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,554	111.1800	146.76	228,065	1931	1985	0	0	0	19.50	80.50

1 SNGL FAM – 0% - 0 Heated Area: 1381 HX Base Yr



1149 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	183,592
TOTAL MARKET OB/XF VALUE	897
TOTAL LAND VALUE - MARKET	554,625
TOTAL MARKET VALUE	739,114
SOH/AGL Deduction	59,529
ASSESSED VALUE	679,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	679,585
TOTAL JUST VALUE	739,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	649,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121191	REROOF W/30YR SHN	6,400	06/20/2012
20120582	ELEC.REMODEL	1,000	04/09/2012
20040971	SEWER & WATER SER	3,000	05/26/2004
969736	REPAIR/RRF	2,100	04/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0530/1152	11/12/1987	FS	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1994] W4 STR=[YR=1994] N3W4S3E4$ W9BAS=[YR=1993] N5 W26S34 FEP=[YR=1993] S10E14 STP=[YR=1994] S3E3 STR=[YR=1994] S5 E7N5W7$ E10N7W13S4$ N10W14$ E14S6E13S4E12N33W13N6$ S6E13N6 $.

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	30	23	690.00	SF	6.50	6.50	100	1940	1940	3	20	897	

LAND DESCRIPTION

TOTAL OB/XF 897

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	75.00	200.00	75.00	FF		1.00	1.00	0.99	7,500.00	7,395.00	554,625							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 554,625 Market: 0 Agricultural: 0 Common: 554,625 PRINTED 07/30/2025 BY SYS