BLOCK 21 LOTS 7 & 10
IN OR 944/1149
OCEAN CITY SOUTH PORTION

CURTIN ANDREW J & CARA TRUSTES
1227 S FLETCHER AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1540-0021-0070

BUILDING CHARACTERISTICS

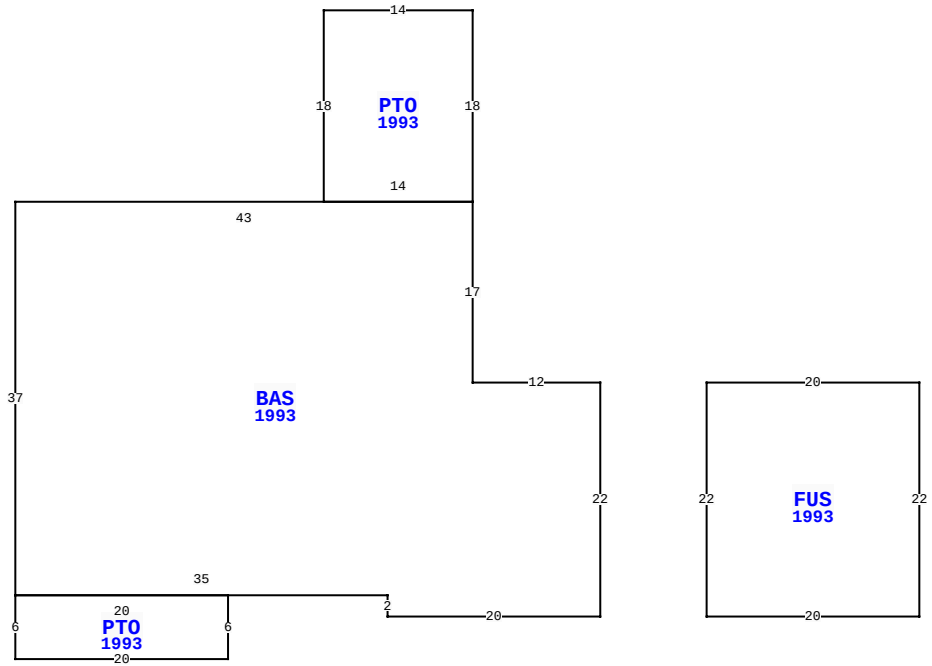
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,871	100	1993	1,871	238,647
FUS	440	100	1993	440	56,122
PTO	120	5	1993	6	765
PTO	252	5	1993	13	1,658
TOTALS	2,683			2,330	297,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,330	115.9340	153.03	356,560	1942	1990	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 0 Heated Area: 2311 HX Base Yr 1991



1227 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		297,193
TOTAL MARKET OB/XF VALUE		25,250
TOTAL LAND VALUE - MARKET		554,625
TOTAL MARKET VALUE		877,068
SOH/AGL Deduction		704,922
ASSESSED VALUE		172,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,424
TOTAL JUST VALUE		877,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111528	REMODEL	1,200	09/01/2011
20091293	ELEC OTHER	1,000	09/24/2009
20033621	XFOB	5,000	08/06/2003
2002076	XFOB	0	01/31/2000
7076	REMODEL	5,150	05/29/1992
6549	REPAIR/RRF	6,000	05/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0944/1149	8/11/2000	WD	Q	I	01	100
GRANTOR: CURTIN ANDREW JAMES &						
GRANTEE: CURTIN ANDREW JAMES						
0452/0284	4/01/1985	WD	U	I		110,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N17 PTO=[YR=1993] N18 W14 S18E14$ W43
S37PTO=[YR=1993] S6 E20N6W20$ E35 S2 E20N22$ PTR= E10
FUS=[YR=1993] E20 S22 W20 N22$ W10$.

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	100	0	0	3,095.00	SF	6.50	6.50	100	1960	1960	3	20	4,024	
2	0511	GARAGE CB-	0	100	22	30	660.00	SF	40.00	40.00	100	1990	1990	3	57	15,048	
3	0810	CONCRETE A	0	100	0	0	338.00	SF	6.50	6.50	100	1986	1986	3	47	1,033	
4	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	100	2003	2003	3	82	2,665	
5	1125	CB/STC 6"	0	100	75	4	300.00	SF	7.35	7.35	100	2003	2003	3	82	1,808	
6	1122	CB 6"	0	100	70	2	140.00	SF	5.85	5.85	100	2003	2003	3	82	672	

LAND DESCRIPTION

TOTAL OB/XF 25,250

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	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 03/21/2024 BY KBA Total Acres: 0.00 Total Land Value: 554,625 Market: 0 Agricultural: 0 Common: 554,625 PRINTED 07/30/2025 BY SYS